21509 After recording return to:

JOHN S. DUNLAP 22728 S LANGDEND LANE ESTACADA, OR 97023 Vol. m96 Page 21282

TITLE ORDER NO. <u>K-49445</u> KEY ESCROW NO: 27-24871

Until a change is requested tax statements shall be sent to the following address: SAME AS ABOVE TAX ACCT. NO: 132216 MAP NO: 2309-24A0-04100

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

PWILLOW, INC., an Oregon Corporation, an Oregon Corporation Grantor,

conveys and warrants to:

JOHN S. DUNLAP and CAROL S. DUNLAP, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 3 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

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- 1. Taxes for the fiscal year 1996-97, a lien, not yet due and payable.
- 2. Acess restrictions and other terms and provisions contained in deed recorded June 20th 1952, in Volume 255 page 329 and in deed recorded June 10th 1952, in volume 257 page 539, Deed Records of Klamath County Oregon.
- 3. Right of Way, recorded January 2nd 1953, in Volume 258, page 425, records of Klamath County, Oregon.
- 4. Building and Use Restrictions for River Pine Estates, recorded July 14th 1965 in Volume 363 page 180, Deed records of Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$43,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated th	is <u>15th</u>	day of _	July	, 1996.		OFF	CIAL SEAL
GRANTOR (S):				MY COMM	NOTARY F	WESTCOTT DUBLIC-OREGON SION NO. 034302 RES JUNE 28, 1995
By	INC. an K. Caulfi	Oregon Corpo	and fund	PRESIDENT a	nd SECRET	ARY	
STATE OF	OREGON,	County of	Deschute	8) s	8.	
		nt was acknow IBLD, as PRES				15th OW, INC.	_, 1996 , an Oregon
Corporat	ion						

Notary Public for Oregon

My Commission Expires: 06-28-98

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Vol. 1994 53533

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JORN S. DUNIAP and CAROL S. DUNLAP, bushand and wife, Granbac,

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- a Aidat of May, recorded Jaquary 2nd 1953, in Volume 232, records of flamath Country, Gregor.
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PRACTICUS AB DEFIRED IN ORS 30,930. YEBUCARD GEBE WAD TO DETERMINE ANY LIMITS ON LANGUITS AGAINED FRANKLER COLLECTION IN VFOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BROOM PLANE PLANE ACCUPTING THIS INSTRUMENT, THE PERSON ACQUILING PRO TOTAL IN PLANE APPROPRIATE CITY OR COUNTY PLANETER DEFINITE TO THE APPROPRIATE CITY OR COUNTY PLANETER DEFINITE TO THE THIS INSTRUMENT WILL NOT ALLOW URD OF THE PROPERTY DESCRIPTION IN LANS THESE THEY

che (Indicace which) consideration geven or premised, such other property or value suc part of include and The Line consideration for this conveyance is (213,079,070,070) actual conveyance is included other, recently of a second sound of the index of the second s

Directors, le granter la a comporacion, chis lue ceul signéd ly anther a se a sur sur s

	for record at request July	t of <u>Klamatn</u>	<u>11:42</u> o'clock	AM., and duly rec	corded in VolM96	04)
of	5449	of Deeds	0	on Page <u>21282</u>	•	
			Berneth	a G Letsch, Co	unty Clerk	r
FEE	\$35.00		Ву		X	
	Daced this 15	th day of	7632	A CONTRACTOR OF A CONTRACTOR O	Oddae (stř	

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Corporation

Muil Muerts Notary Fublic for Oregon

MY Commission Suprasu

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