

21509

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After recording return to:

JOHN S. DUNLAP

22728 S LANGDEND LANE

ESTACADA, OR 97023

TITLE ORDER NO. K-49445

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:

1. Taxes for the fiscal year 1996-97, a lien, not yet due and payable.
2. Access 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 this 15th day of July, 1996.

GRANTOR(S):

PWILLOW, INC., an Oregon Corporation

By Julie K. Caulfield, President PRESIDENT and SECRETARY
JULIE K. CAULFIELD

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on July 15th, 1996
by JULIE K. CAULFIELD, as PRESIDENT and SECRETARY, of PWILLOW, INC., an Oregon
Corporation

Notary Public for Oregon

My Commission Expires: 06-28-98

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