

WARRANTY DEED

ATC#03044768

ROSELLA M. BYBEE

1302 LAKEVIEW AVE.  
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

CARLOS H. NICHOLS, hereinafter called GRANTOR(S), convey(s) to  
ROSELLA M. BYBEE, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 6, Block 18, FAIRVIEW ADDITION NO. 2, TO THE CITY OF  
KALMATH FALLS, in the County of Klamath, State of Oregon.  
EXCEPT the Westerly 42 feet thereof.

Code 1 Map 3809-29CA TL 16000

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, and will warrant  
and defend the same against all persons who may lawfully claim  
the same, except as shown above.

The true and actual consideration for this transfer is  
\$39,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

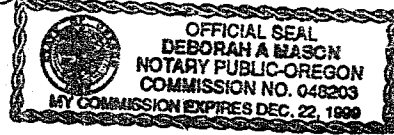
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 15th day of July, 1996.

+ Carlos H. Nichols  
CARLOS H. NICHOLS

STATE OF OREGON                    )  
  ) ss.  
County of Deschutes            )

The foregoing instrument was acknowledged before me this 21 day of July, 1996, by CARLOS H. NICHOLS.

Before me: Deborah A. Mason  
Notary Public for Oregon  
My Commission Expires: 12-22-99



STATE OF OREGON: COUNTY OF KLAMATH:    ss.

Filed for record at request of Aspen Title & Escrow the 26th day  
of July A.D., 19 96 at 11:07 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 22608  
Bernetha G Letsch, County Clerk  
By [Signature]

FEE \$30.00

96 JUL 26 AM 1:07