

TITLE NO. 44994
 ESCROW NO. 10-1617-96
 TAX ACCT. NO. 869493

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

ATC #01014994

JAMES D. TREICHEL and MABEL SUE TREICHEL, Grantor,

conveys and warrants to

TIMOTHY A. ~~HARGRAVES~~ and JOHN PEGG, Grantee,
 HARGREAVES

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

LOT 3, BLOCK 1, TRACT 1214, DESCHUTES LAND SALES UNIT 2, IN THE COUNTY OF KLAMATH, STATE OF 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.

Encumbrances:

LEVIES AND ASSESSMENTS OF THE FIRE PATROL DISTRICT; COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD; ALL MATTERS ARISING FROM ANY SHIFTING IN THE COURSE OF LITTLE DESCHUTES RIVER; 1996-97 REAL PROPERTY TAXES A LIEN NOT YET DUE AND PAYABLE.

The true consideration for this conveyance is \$22,000.00 (Here comply with the requirements of ORS 93.030*).

Dated this 23 day of July, 1996; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



James D. Treichel
 JAMES D. TREICHEL
Mabel Sue Treichel
 MABEL SUE TREICHEL

STATE OF OREGON, County of Clatsop) ss.

This instrument was acknowledged before me on 7-23, 1996, by JAMES D. TREICHEL and MABEL SUE TREICHEL.

Susan M. Hoefler
 Notary Public for Oregon

My commission expires: 2-8-2000

JAMES D. TREICHEL
 29770 KLOUTZ ROAD
 EUGENE, OR 97405
 GRANTOR'S NAME AND ADDRESS

Until a change is requested
 all tax statements shall be
 sent to the following address:
 *** SAME AS GRANTEE ***

TIMOTHY A. ~~HARGRAVES~~ HARGREAVES
 947 "B" STREET
 SPRINGFIELD, OR 97477
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 TITLE GUARANTY COMPANY OF OREGON
 299 EAST 18TH AVENUE
 EUGENE, OR 97401

96 JUL 29 AM 1:35

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STATE OF OREGON,

County of Clatsop } ss.

FORM No. 22—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 24th day of July, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named MABEL SUE TRECHT

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that SHE..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Susan M. Hoefler
Notary Public for Oregon
My commission expires 2-2-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of July A.D., 19 96 at 11:35 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 22819

FEE \$35.00

Bernetha G Letsch, County Clerk
By Cheryl Swann