

STATE OF OREGON, ss.
WARRANTY DEED County of Klamath

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01044998

AFTER RECORDING RETURN TO:

Mr. and Mrs. Bill E. Hobson

1610 Gary St.
Klamath Falls, OR 97603

Aspen Title & Escrow

on this 5th day of August A.D., 19 96
at 11:54 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 23814

Bernetha G Letsch, County Clerk

By

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVE

WILLIAM M. ZWER and ILUMINADA M. ZWER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to BILL E. HOBSON and
RHONDA L. HOBSON, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lots 33 and 34, NEW DEAL TRACTS, in the County of Klamath,
State of Oregon.

CODE 41 MAP 3809-35CC TL 6300

"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, contracts and/or
liens for irrigation and/or drainage AND, Contract, including
the terms and provisions thereof, recorded September 30, 1983
in Book M-83, Page 16888, in favor of Terry Gene Steward and
Mary Helen Steward, husband and wife, which Contract the Buyers
herein agree to assume and pay according to the terms and
conditions set out therein.,

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
\$52,000.00.

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 30th day of July, 1996.

William M. Zwer
WILLIAM M. ZWER

Iluminada M. Zwer
ILUMINADA M. ZWER

STATE OF OREGON, County of Klamath)ss.

On August 5, 1996, personally appeared WILLIAM M. ZWER and
ILUMINDA M. ZWER, who acknowledged the foregoing to be their
voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1997

