

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

#03044949
AFTER RECORDING RETURN TO:

ANITA M. HUNT
5605 Hwy 97 S
Klamath Falls, OR 97603

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

Filed for record at request of:

Aspen Title & Escrow
on this 6th day of August A.D., 19 96
at 3:52 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 24033
Bernetha G Letsch, County Clerk
By Cheryl Russell Deputy.
Fee, \$30.00

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

Lot 3, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1 Map 3809-29DC TL 18200

"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.

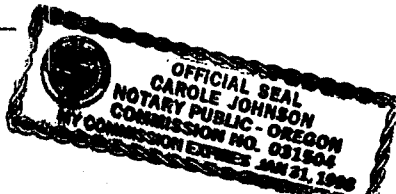
The true and actual consideration for this transfer is
\$52,000.00.

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.

Carlos H. Nichols
CARLOS H. NICHOLS

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 31st
day of August, 1996, by CARLOS H. NICHOLS.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98