

KLAMATH COUNTY TITLE COMPANY

Vol. m96 Page 25190

K-49645-D STATUTORY WARRANTY DEED (Individual or Corporation)

CASCADE AUTOMOTIVE, INC.

conveys and warrants to RANDALL L. NUNES AND DEBBIE J. NUNES, husband and wife . Grantor.

the following described real property in the County of Klamath and State of Oregon. . Grantee.

Parcel 2 of Partition #68-92, located in Lots 1 and 2, Block 2, Tract 1080 - WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, filed June 23, 1993.

96 AUG 15 P3:29

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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

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.

DATED this 8th day of August 19 96 . If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

CASCADE AUTOMOTIVE, INC.

BY: Debbie J. Nunes, President
Randall L. Nunes

STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____

Notary Public for Oregon
My commission expires:

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 15th day of August 19 96
by Debbie J. Nunes, President and
by Randall L. Nunes, Secretary
of Cascade Automotive, Inc.
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

12-19-96

THIS SPACE RESERVED FOR RECORDER'S USE

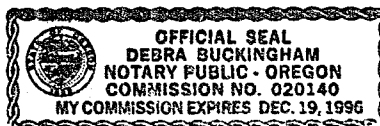
After recording return to:

Randall & Debbie Nunes
c/o Cascade Automotive, Inc.
2128 Washburn Way
Klamath Falls, Oregon 97603

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

Same As Listed Above

NAME, ADDRESS, ZIP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 15th day
of August A.D., 19 96 at 3:29 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 25190.

FEE \$35.00

Bernetha G Letsch, County Clerk

By Cheryl Duane

Unofficial Copy