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MTC38885KR

WARRANTY DEED Vol. MAU Page 25223

ROBERT STEWART, ROBERT BOGATAY, JAMES BELLET & JACK MARKGRAF, AS TENANTS IN COMMON,

Grantor(s) hereby grant, bargain, sell and convey to:

STEVEN C. HUCKINS,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 4 IN BLOCK 9 OF TRACT 1016 , GREEN ACRES, ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 95,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 7958, Klamath Falls, OR 97602

Dated this 9th day of August, 1996

Robert Stewart
ROBERT STEWART

Robert Bogatay
ROBERT BOGATAY

James Bellet
JAMES BELLET

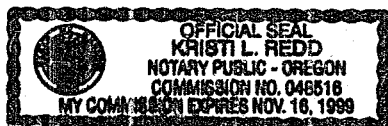
Jack Markgraf
JACK MARKGRAF

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 8/9 19 96
COUNTY OF Klamath

Personally appeared the above named ROBERT STEWART, ROBERT BOGATAY, JAMES BELLET & JACK MARKGRAF

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/99

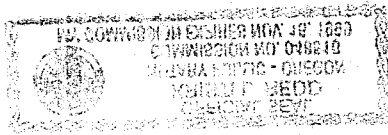
(seal)

ESCROW NO. MT38885-KR

Return to:

STEVEN C. HUCKINS, P.O. Box 7958, Klamath Falls, OR 97602

25274



NOTARY PUBLIC FOR
[Signature]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 15th day
of August A.D., 19 96 at 3:36 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 25273.

FEE \$35.00

Bernetha G Letsch, County Clerk
By *[Signature]*

NOTARY PUBLIC

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NOTARY PUBLIC

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