

WARRANTY DEED

ASPEN TITLE ESCROW NO. 03044943

STATE OF OREGON,
County of Klamath ss.

AFTER RECORDING RETURN TO:

Filed for record at request of:

CHARLES C. CHARLES, ET AL
3108 Patterson Street
Klamath Falls, OR 97603

Aspen Title & Escrow
on this 15th day of August A.D., 19 96
at 3:56 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 25313
Bernetha G Letsch, County Clerk
By [Signature] Deputy.
Fee, \$30.00

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

MARJORIE T. WINNER, who acquired a portion as MARJORIE J. WINNER, hereinafter called GRANTOR(S), convey(s) to CHARLES C. CHARLES, a married man and FLORA I. CHARLES, an unmarried person, Not as tenants in common, but with rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 10, VALLEY VIEW, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12BB TAX LOT 8600

"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 \$99,630.00.

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 12th day of August 1996.

[Signature: Marjorie T. Winner]
MARJORIE T. WINNER

STATE OF OREGON, County of Klamath)ss.

On this 12TH day of AUGUST, 1996,

Personally appeared the above named MARJORIE T. WINNER and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: [Signature: Rhonda K. Oliver]
Notary Public for Oregon
My Commission Expires: April 10, 2000

