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## Vol. m96 Page 25374

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SAN LUIS OBISPO COUN. / Comm. Exp. Aug. 13. 1993

Comm. #1066010

Kathy M. Wample:

SAN LUIS OBISTONSS.

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Continued on next page

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045028

AFTER RECORDING RETURN TO: Mr. and Mrs. Patrick M. Nugent 31912 Ruce St. Benanza OR 97623

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

HERMAN T. VOWELL, LINDA MAE WEST and NONDICE LEAH MC FALL, TRUSTEES UNDER THE JEAN VOWELL LOVING TRUST DATED APRIL 12, 1990, hereinafter called GRANTOR(S), convey(s) to PATRICK M. NUGENT and SUSAN B. NUGENT, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The West 50 feet of the N 1/2 of Lot 8 and the West 50 feet of Lots 9 and 10 in Block 3 of TOWN OF BONANZA, in the County of Klamath, State of Oregon.

Code 11, Map 3911-10CD, Tax Lot 2700

"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, and contracts for drainage and/or irrigation, 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 \$56,000.00.

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 13th day of August, 1996.

THE JEAN VOWELL LOVING TRUST DATED APRIL 12, 1990

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Berore me: W

Notary Public for Oregon

STATE OF CAUFORNIA

My Commission Expires: March 22, 1097

BY: IVond BY: ermon avel VOWELL, HERMAN NONDICE LEAH TRUSTEE FALL, TRUSTEE Londe mar Urst Charles West known as formerly ΒΥ: X WEST, LINDA MAE TRUSTEE MARLING CONTRACTOR AND A CONTRACTOR OF THE CONTR

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