

96 AUG 23 P3:52

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

#03044500

AFTER RECORDING. RETURN TO:

HUTCHESON VAN WINKLE CONSTRUCTION
7350 SOUTHSIDE BYPASS
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 23rd day of August A.D., 19 96
at 3:52 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 26202

Bernetha G Letsch, County Clerk

By [Signature] Deputy.

Fee, \$30.00

KLAMATH RIVER ACRES OF OREGON LTD., an Oregon Limited Partnership, hereinafter called GRANTOR(S), convey(s) to HUTCHESON VAN WINKLE CONSTRUCTION, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 14, Block 36, Tract 1084, KLAMATH RIVER ACRES SIXTH ADDITION, in the County of Klamath, State of Oregon.

Code 52 Map 3907-25A0 TL 3600

"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 \$10,000.00.

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 9th day of July, 1996.

KLAMATH RIVER ACRES OF OREGON, LTD

BY: X Benjamin C Harris
BENJAMIN C HARRIS, GENERAL PARTNER

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On August 12, 1996, before me, TERRY E. CAFFEY, NOTARY PUBLIC, personally appeared BENJAMIN C. HARRIS, GENERAL PARTNER OF KLAMATH RIVER ACRES OF OREGON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]
My commission expires: 6-17-00

