

23746

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## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

#03044499

AFTER RECORDING RETURN TO:

HUTCHESON VAN WINKLE CONSTRUCTION  
7350 SOUTHSIDE BYPASS  
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS  
SAME AS ABOVE

Filed for record at request of:

Aspen Title &amp; 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 26205

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

Code 52 Map 3907-25A0 TL 3700

"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: [Signature]  
BENJAMIN C. HARRIS, GENERAL PARTNERSTATE 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: 8-17-00