

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Aspen Title Escrow #01045054

Filed for record at request of:

AFTER RECORDING RETURN TO:
Mr. and Mrs. Tim C. Lancaster
6309 Harlan Drive
Klamath Falls, OR. 97603

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 26208.
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

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

Fee, \$30.00

ROBERT A. UNGER and DANETTE UNGER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to TIM C. LANCASTER
and JACKIE LANCASTER, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 11, Block 17, Tract 1127, NINTH ADDITION TO SUNSET VILLAGE,
in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12CD TL 5300

"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."

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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
\$130,000.00.

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 20th, Day of August, 1996.

[Signature]
Robert A. Unger

[Signature]
Danette Unger

STATE OF OREGON, County of Klamath)ss.

On August 22, 1996, personally appeared Robert A. Unger and
Danette Unger who acknowledged the foregoing instrument to be
their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: March 22, 1997

