

96 SEP -4 P3:48

24310

MTC 38977DS

WARRANTY DEED

Vol. 196 Page 27674

R-18 ACRES, A PARTNERSHIP,

Grantor(s) hereby grant, bargain, sell and convey to:

TERRIE L. WINTERS,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 6, BLOCK 15 CITY OF MERRIL, ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 433 S 7TH ST. #160, MODESTO, CA 95351

Dated this 29 day of August, 1996

R-18 ACRES, A PARTNERSHIP

BY: Lloyd U. Porter PARTNERS
Mary Lou Porter
LLOYD U. PORTER, JR. & MARY LOU PORTER

BY: _____ PARTNERS
FRANKLIN K. & CHRISTINE WALLING

STATE OF Arizona, County of Mohave) ss.

This instrument was acknowledged before me on August 29, 1996

by Lloyd U. Porter and Mary Lou Porter

as Partners

of R-18 Acres, a Partnership

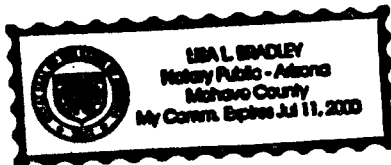
Lisa L. Bradley
Notary Public of Arizona

My commission expires _____

ESCROW NO. MT38977-DS

Return to:

TERRIE L. WINTERS
433 S 7TH ST. #160
MODESTO, CA 95351



WARRANTY DEED

27675

R-18 ACRES, A PARTNERSHIP,

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Dated this 29th day of August, 1996

R-18 ACRES, A PARTNERSHIP

BY: PARTNERS

LLOYD U. PORTER, JR. & MARY LOU PORTER

BY: PARTNERS

FRANKLIN K. & CHRISTINE WALLING

STATE OF Oregon, County of Columbia ss.

This instrument was acknowledged before me on August 29, 1996

by Franklin K. Walling and Christine Walling

as Partners

of R-18 Acres, a Partnership

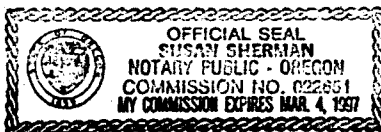
Notary Public of Oregon

My commission expires 3-4-97

ESCROW NO. MT38977-DS

Return to:

TERRIE L. WINTERS
433 S 7TH ST. #160
MODESTO, CA 95351



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 4th day of September A.D., 1996 at 3:48 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 27674.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]