

96 SEP -9 AM:13

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STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

ASPEN TITLE ESCROW NO. 01045093

Filed for record at request of:

AFTER RECORDING RETURN TO:
Mr. and Mrs. John F. Hinkle
25 Lockwood Drive #10
Sparks, NV. 89434

Aspen Title & Escrow
on this 9th day of Sept A.D. 19 96
at 11:13 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 28165.
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVE

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, hereinafter
called GRANTOR(S), convey(s) to JOHN F. HINKLE and SANDRA K.
HINKLE, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

The North 415 feet of Lot 6, Block 1, KLAMATH FALLS FOREST
ESTATES SYCAN UNIT, (also erroneously described as Lot 6A of
Block 1 of said Subdivision), in the County of Klamath, State
of Oregon.

Code 8, Map 3313-3100, Tax Lot 4900

"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
\$7,500.00.

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 23rd day of August, 1996.

George A. Pondella Jr. Donald E. Bailey
GEORGE A. PONDELLA, JR. DONALD E. BAILEY

STATE OF OREGON, County of Klamath) ss.

Sunday September 1, 1996 (A.M.)

On this 30th day of August, 1996, personally appeared the above
named GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: Carole A. Linde
Notary Public for Oregon
My Commission Expires: March 22, 1997 August 15, 2000

