

24600

96 SEP -9 AM 11:14

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WARRANTY DEED

STATE OF OREGON.

County of Klamath ss.

ASPEN TITLE ESCROW NO. 05045006
AFTER RECORDING RETURN TO:

Filed for record at request of:

MR. AND MRS. SEAN HENSLEY

1720 Margie Lane
Keno, OR 97627

Aspen Title & Escrow

on this 9th day of Sept A.D. 19 96
at 11:14 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 28168

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

Bernetha G Letsch, County Clerk

By

Cherry Russell
Deputy.

Fee, \$30.00

GENE SMAGGE AND EDNA SMAGGE, husband and wife, hereinafter
called GRANTOR(S), convey(s) to SEAN J. HENSLEY AND LYNNE M.
HENSLEY, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 8, Block 22, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

CODE 96 MAP 3907-2600 TAX LOT 2200

"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 \$12,000.00.

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 22nd day of August 1996.

Gene Smagge
GENE SMAGGE

Edna Smagge
EDNA SMAGGE

STATE OF OREGON, County of)ss.

On this 30th day of AUGUST, 1996,

Personally appeared the above named Gene Smagge and Edna Smagge
and acknowledged the foregoing instrument to be their voluntary
act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: April 10, 2000

