

24645



TITLE & ESCROW, INC.

ASPEN TITLE ESCROW NO. 01045002

WARRANTY DEED

Vol. m96 Page 28267

STATE OF OREGON.

County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

MICHAEL A. RHOADS
1719 JOHNSON AVENUE
KLAMATH FALLS, OR 97601

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

Aspen Title & Escrow

on this 9th day of Sept A.D. 19 96
at 3:18 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 28267.

Bernetha G Letsch, County Clerk

By

Deputy.

Fee, \$30.00

TERRY A. NIEMEYER AND DEBBIE L. NIEMEYER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to MICHAEL A. RHOADS,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The W 1/2 of Lot 4, Block 34, HILLSIDE ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29AD TAX LOT 7000

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and Restrictions as shown on the
recorded plat of Hot Springs Addition. 3) Agreement, including
the terms and provisions thereof, recorded August 28, 1981 in
Book M-81, page 15323.,

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
\$36,500.00.

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 6th day of September, 1996

TERRY A. NIEMEYER

DEBBIE L. NIEMEYER

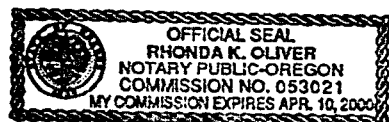
STATE OF OREGON, County of Klamath)ss.

September 6, 1996,

Personally appeared the above named TERRY A. NIEMEYER and
DEBBIE L. NIEMEYER acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me:
Notary Public for Oregon

My Commission Expires: April 10, 2000



96 SEP -9 P3:18