

24730

## WARRANTY DEED

Vol. m96 Page 28417

RICHARD W. HENZEL and ELIZABETH R. HENZEL, husband and wife, Grantors, convey and warrant to ELIZABETH R. HENZEL, as Trustee of the ELIZABETH R. HENZEL REVOCABLE LIVING TRUST dated March 14, 1996, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 10, Southshore and W.  $\frac{1}{2}$  of Lot 11 R.W.H.

Subject to reservations, and restrictions and easements and agreements of record, and easements apparent upon the premises.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

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.

The true consideration for this conveyance is \$0.00

Dated this 22nd day of August, 1996.

Richard W. Henzel  
RICHARD W. HENZEL

x Elizabeth R. Henzel  
ELIZABETH R. HENZEL

96 SEP 10 P1:15

STATE OF OREGON

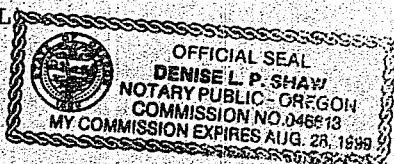
COUNTY OF Clackamas

ss.

28448

The foregoing instrument was acknowledged before me this 22 day of August, 1996, by RICHARD W. HENZEL and ELIZABETH R. HENZEL.

(SEAL)



Denise L. P. Shaw

Notary Public for Oregon

My Commission Expires Aug 28, 1999

GRANTOR'S NAME AND ADDRESS:

Richard W. Henzel and  
Elizabeth R. Henzel  
32200 SW French Prairie Road  
Wilsonville, OR 97070

GRANTEE'S NAME AND ADDRESS:

Elizabeth R. Henzel, Trustee  
ELIZABETH R. HENZEL REVOCABLE  
LIVING TRUST  
3200 SW French Prairie Road  
Wilsonville, OR 97070

AFTER RECORDING RETURN TO:

JERRY M. MOLATORE  
426 Main Street  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:

Elizabeth R. Henzel  
32200 SW French Prairie Road  
Wilsonville, OR 97070

STATE OF OREGON, )

) ss.

COUNTY OF KLAMATH )

I certify that the within instrument was received for record on the 10th day of September, 1996, at 1:15 o'clock PM., and recorded in book/reel/volume No. M96 on page 28447 or as fee/file/instrument/microfilm/reception No. 24730, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Bernetha G Letsch, County Clerk

Name

Title

By Cheryl Russell

Deputy

Fee \$35.00