

WARRANTY DEED

RAY A. PILCHER and MARGARET C. PILCHER, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES B. KOCHENDERFER and LISA F. KOCHENDERFER, husband and wife,
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:

Lots 23 and 24 in Block 6 of LYNEWOOD FIRST ADDITION, according to the
official plat thereof 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 \$ 154,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 1971, Klamath Falls, OR 97601

Dated this 3rd day of September, 1996

* Ray A. Pilcher by Margaret C. Pilcher his attorney in fact
RAY A. PILCHER

* Margaret C. Pilcher
MARGARET C. PILCHER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. September 3 19 96
COUNTY OF KLAMATH

Personally appeared the above named _____

MARGARET C. PILCHER for herself and as attorney-in-fact for RAY A. PILCHER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT38944-KR

Return to:

JAMES B. KOCHENDERFER
PO BOX 1971
KLAMATH FALLS OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title

on this 10th day of Sept A.D., 1996
at 3:31 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 28491

Bernetha G. Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

96 SEP 10 P 3:31