

24908

96 SEP 12 P3:52

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01043189

AFTER RECORDING RETURN TO:
Mr. and Mrs. Hales
5206 Bryant Avenue
Klamath Falls, OR. 97603

Filed for record at request of:

Aspen Title & Escrow

on this 12th day of Sept. A.D. 19 96
at 3:52 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 28810

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

WES E. CONE AND KATHE L.G. CONE, HUSBAND AND WIFE,
hereinafter called GRANTOR(S), convey(s) to WILLIAM J. HALES
AND CATHY L. HALES, HUSBAND AND WIFE, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:Lot 40, YALTA GARDENS, in the County of Klamath, State of
Oregon.

CODE 41 MAP 3909-2AB TL 8300

"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, contracts and/or
liens for irrigation and/or drainage,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
\$69,900.00.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 20th day of August, 1996.[Signature]
WES E. CONE[Signature]
KATHE L.G. CONESTATE OF OREGON, County of Morrow ss.On September 6, 1996, personally appeared WES E. CONE and KATHE
L.G. CONE and acknowledged the foregoing to be their
voluntary act and deed.[Signature]
Notary Public for OregonMy Commission Expires: 07/15/2000