

25777

'96 SEP 26 P3:43



WARRANTY DEED

ATC NO. 01045222
 AFTER RECORDING RETURN TO:
 JOHN D. ROBBINS
 DAWN E. ROBBINS
 1117 LAUREL STREET
 KLAMATH FALLS, OR. 97601

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

ROBERT R. WYRICK AND KAY L. WYRICK, HUSBAND AND WIFE,
 hereinafter called GRANTOR(S), convey(s) to JOHN D. ROBBINS AND
 DAWN E. ROBBINS, HUSBAND AND WIFE hereinafter called
 GRANTEE(S), all that real property situated in the County of
 KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN

"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
 \$78,000.00.

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 26th day of September 1996.

Robert R. Wyrick
 ROBERT R. WYRICK

Kay L. Wyrick
 KAY L. WYRICK

STATE OF OREGON, County of Klamath)ss.

On September 26th 1996, personally appeared ROBERT A. WYRICK
 AND KAY L. WYRICK who acknowledged the foregoing instrument to
 be their voluntary act and deed.

Carole A. Linde
 Notary Public for Oregon
 My Commission Expires: August 15, 2000.

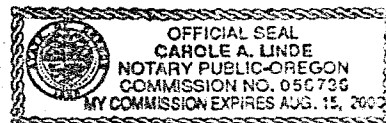


EXHIBIT "A"

A tract of land situated in the S 1/2 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 429 feet and East 1420.8 feet from an iron pin which marks the Southwest corner of the NW 1/4 NW 1/4 of said Section 5, which point is also the intersection of the South line of Lindley Way and the East line of Laurel Street; thence South along the East line of Laurel Street 125 feet to the true point of beginning; thence East parallel to Lindley Way 88 feet; thence South parallel to Laurel Street 100 feet; thence West parallel with Lindley Way 88 feet to the East line of Laurel Street; thence North along the East line of Laurel Street 100 feet to the point of beginning.

CODE 4 MAP 3909-5BD TL 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of Sept. A.D., 19 96 at 3:43 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 30629.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Bras