



WARRANTY DEED

#01045227

AFTER RECORDING RETURN TO:

TERRY A. NIEMEYER
DEBBIE L. NIEMEYER
12183 KANN SPRINGS
KENO, OR 97627

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

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
on this 27th day of September A.D., 19 96
at 3:32 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 30794

Bernetha G. Letsch County Clerk

By [Signature] Deputy.

Fee, \$30.00

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

Lot 2, Block 6, FIRST ADDITION TO KENO WHISPERING PINES, in the
County of Klamath, State of Oregon. EXCEPTING THEREFROM that
portion conveyed by Deed recorded in Book M-75 at Page 12805,
Microfilm Records of Klamath County, Oregon.

CODE 105 MAP 4007-1D0 TL 1800

"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, 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
\$79,000.00.

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 25th day of September, 1996.

Michael E. Carpenter
MICHAEL E. CARPENTER

Lynne A. Carpenter
LYNNE A. CARPENTER

STATE OF OREGON, County of Klamath)ss.

On this 25th day of September, 1996,

Personally appeared the above named MICHAEL E. CARPENTER and
LYNNE A. CARPENTER, and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 4-10-2000

