

'96 SEP 27 P3:32



WARRANTY DEED

ASPEN TITLE ESCROW NO. 03045240

AFTER RECORDING RETURN TO:
MR. AND MRS. MICHAEL CARPENTER
2727 DARROW AVENUE
KLAMATH FALLS, OR 97603

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

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

Lots 6,7, and the W 1/2 of Lot 5, Block 2, MILLS GARDENS, in
the County of Klamath, State of Oregon.

CODE 203 MAP 3809-34BC TAX LOT 1800
CODE 203 MAP 3809-34BC TAX LOT 1700

"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
\$85,000.00.

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 24th day of September, 1996.

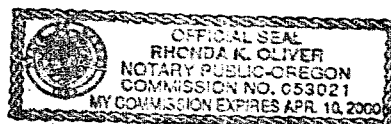
Donald E. Knoles
DONALD E. KNOLES

Mable L. Knoles
MABLE L. KNOLES

STATE OF OREGON, County of Klamath)ss.

On September 26, 1996, personally appeared the above named
DONALD E. KNOLES AND MABLE L. KNOLES and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of September A.D., 19 96 at 3:32 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 30806

FEE \$30.00

Bernetha G. Letsch, County Clerk
By [Signature]