

WARRANTY DEED

MTC 39335KR

BERNICE GENTRY,

Grantor(s) hereby grant, bargain, sell and convey to:

JIM K. HINES and MARYBETH HINES, 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:

Lot 19 and the West 2 feet of Lot 20, WEST PARK ADDITION to the City of Klamath Falls, 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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 711 Loma Linda Klamath Falls OR 97601

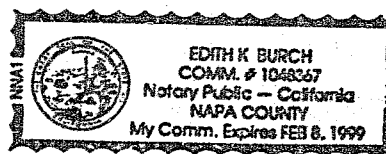
Dated this 26 day of Sept, 1996.

Bernice Gentry
BERNICE GENTRY

NOTARY ACKNOWLEDGEMENT

STATE OF CalifCOUNTY OF NapaSS. Sept. 2619 96Personally appeared the above named Bernice Gentry

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Edith K. Burch

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT39335-KR

Return to:

JIM K. HINES

711 Loma Linda

Klamath Falls OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day of Sept, A.D., 19 96 at 3:54 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 31027

FEE \$30.00

Bernetha G. Letsch County Clerk

By Kathleen Lysa

96 SEP 30 P3:54