

'96 OCT 31 P3:46



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.#01045351
AFTER RECORDING RETURN TO:VINCENT D. HERR
SAMANTHA L. HERR
3928 VALINDA WAY
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow
on this 31st day of October A.D., 19 96
at 3:46 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 34389.
Bernetha G. Letsch County Clerk
By Bernetha Letsch Deputy.

Fee, \$30.00

SCOTT A. FENTERS and JANELLE M. FENTERS, hereinafter called
GRANTOR(S), convey(s) to VINCENT D. HERR and SAMANTHA L. HERR,
husband and wife hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 18, Block 17, Tract No. 1127, NINTH ADDITION TO SUNSET
VILLAGE, in the County of Klamath, State of Oregon.

Code 41 Map 3909-12CA TL 6400

"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
\$165,000.00.

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 29th day of October, 1996.

Scott A. Fenters
SCOTT A. FENTERS

Janelle M. Fenters
JANELLE M. FENTERS

STATE OF OREGON, County of Klamath)ss.

On October 30, 1996, personally appeared the above named
SCOTT A. FENTERS and JANELLE M. FENTERS and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97

