



STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045337

AFTER RECORDING RETURN TO:
CHARLES R. DUNBAR
932 HANKS STREET
KLAMATH FALLS, OR 97601

Aspen Titel & Escrow
on this 31st day of October A.D., 19 96
at 3:47 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 34416
Bernetha G. Letsch County Clerk
By Ruthie Ross Deputy.

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

Fee, \$30.00

MARLIN J. PETERSON, JR., hereinafter called GRANTOR(S),
convey(s) to CHARLES R. DUNBAR, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lots 4 and 5, Block 5, BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-19CD 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, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and provisions thereof dated December 1, 1993, and
recorded December 8, 1993 in Book M-93, Page 32575, Mortgage
Records of Klamath County, Oregon, in favor of Directors
Mortgage Loan Corporation, and assigned to Countrywide Home
Loans, Inc., which Trust Deed the Grantees herein agree to
assume and pay according to the terms and conditions contained
therein.,

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
\$77,000.00.

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 14th day of October, 1996.

X Marlin J. Peterson, Jr.
MARLIN J. PETERSON, JR.

STATE OF OREGON, County of Klamath)ss.

On October 28, 1996, personally appeared Marlin J. Peterson,
Jr., who acknowledged the foregoing instrument to be his
voluntary act and deed.

Wendi Greb
Notary Public for Oregon
My Commission Expires: April 10, 2000
July 1, 2000

