



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045299
AFTER RECORDING RETURN TO:
MR. AND MRS. JEFFREY MONTEZ
13115 LAVA LANE
KENO, OR 97627

Klamath
on this 4th day of November A.D., 19 96
at 3:51 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 34809
Bernetha G. Letsch County Clerk
By Ruthen Ross

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

Fee, \$30.00

Deputy.

HUTCHINSON VAN WINKLE CONSTRUCTION, hereinafter called
GRANTOR(S), convey(s) to JEFFREY MONTEZ AND DEBORAH MONTEZ,
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 1, KLAMATH RIVER SPORTSMAN'S ESTATES, in the
County of Klamath, State of Oregon.

CODE 52 MAP 4008-17BD TAX LOT 1300

"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 \$16,350.00.

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 23th day of October, 1996.

HUTCHINSON VAN WINKLE CONSTRUCTION

BY: Lee Van Winkle
LEE VAN WINKLE, President

STATE OF OREGON)

)ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 24th
day of October, 1996, by Lee Van Winkle,
Hutchinson Van Winkle Construction. of

Before me: Rhonda K. Oliver
Notary Public for Oregon
My commission expires: April 10, 2000

