

NA

27896

WARRANTY DEED

Vol. M96 Page 34995KNOW ALL MEN BY THESE PRESENTS, That LEW. W. HARRIS and THELMA M. HARRIS
husband and wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEW. W. HARRIS and GLAUDIA L. NEWMAN father and daughter OR THE SURVIVOR
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 3, Block 6, FIRST ADDITION TO CYPRESS VILLA, in the County of Klamath, State of Oregon.

SUBJECT TO: Regulations to the City of Klamath Falls
Regulations of Klamath Irrigation District.
Regulations of South Suburban Sanitary District.
Restrictions as shown on the recorded plat of First Addition to Cypress Villa.
Conditions as shown on the recorded plat of First Addition to Cypress Villa.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
except those stated above

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5 day of November, 1996;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

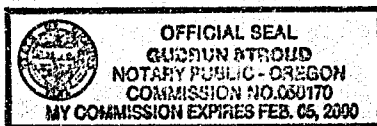
*Lew W. Harris*STATE OF OREGON, County of KLAMATH ss.This instrument was acknowledged before me on NOVEMBER 5, 1996,
by LEW W. HARRIS

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

*Guadalupe Atwood*
Notary Public for Oregon
My commission expires FEBRUARY 5, 2000

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

CLAUDIA NEWMAN4205 HWY 39KLAMATH FALLS, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.I certify that the within instrument was received for record on the 5th day of November, 1996, at 3:15 o'clock P.M., and recorded in book/reel/volume No. M96 on page 34995 and/or as fee/file/instrument/microfilm/reception No. 27896, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By *Kedden R. Riss* Deputy.

Fee: \$30.00

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