

28060

Vol. M96 Page 35340

'96 NOV -8 11:09

STATE OF OREGON,  
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

AIC #05045452

AFTER RECORDING RETURN TO:  
HUTCHINSON VAN WINKLE CONSTRUCTION  
7350 SOUTHSIDE BYPASS  
KLAMATH FALLS, OR 97603

Aspen Title & Escrow  
on this 8th day of November A.D., 1996  
at 11:09 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 35340.  
Bernetha G. Letsch, County Clerk  
By Kathleen Ross  
Fee, \$30.00 Deputy.

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

C. ROLAND MC CARTY, hereinafter called GRANTOR(S), convey(s) to  
HUTCHINSON VAN WINKLE CONSTRUCTION, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 14, Tract 1283, in the County of Klamath, State of Oregon.  
CODE 7 MAP 3908-12DA TAX LOT 2600

"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 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  
\$16,000.00.

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 25th day of October, 1996.

C. Roland Mc Carty  
C. ROLAND MC CARTY

STATE OF CALIFORNIA )  
COUNTY OF EL DORADO ) ss.

On OCTOBER 31, 1996 before me,  
DONNA M. MACK, personally appeared  
C. ROLAND MC CARTY

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Donna M. Mack  
My commission expires: Feb 19, 2000

