

MTC 39807

## WARRANTY DEED

GERALD R. DOWNEY and BARBARA A. DOWNEY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: JOHN S. DUNLAP and CAROL S. DUNLAP, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

Lot 3 in Block 3 of RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is \$ 6,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 22728 S LANGDON LANE, ESTACADA, OR 97023

Dated this 7 day of November, 1996

Gerald R. Downey  
GERALD R. DOWNEY

Barbara A. Downey  
BARBARA A. DOWNEY

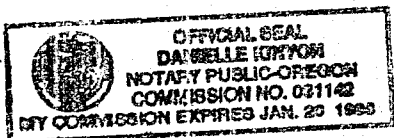
## NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF DeschutesSS. November 7, 1996

Personally appeared the above named

Gerald R. Downey and  
Barbara A. Downey

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Danielle Kimyon

Notary Public for OregonMy commission expires 1-20-98

ESCROW NO. SR002033DK

Return to:

JOHN S. DUNLAP  
22728 S LANGDON LANE  
ESTACADA, OR 97023

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 18th day of November A.D., 19 96  
at 3:53 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 36216.

Bernetha G. Letsch

County Clerk

By Kathleen Ross

Deputy.

Fee, \$30.00