



96 NOV 21 P3:54

STATE OF OREGON,
County of Klamath ss.
WARRANTY DEED
Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045390
AFTER RECORDING RETURN TO:

DELPHUS V. WRIGHT
6928 Bly Mtn. Cut Off
Bonanza, OR 97623

Aspen Title & Escrow
on this 21st day of November D., 19 96
at 3:54 o'clock P. M. and duly recorded
in Vol. 196 of Deeds Page 36786
Bernetha G. Letsch County Clerk
By Kathleen Ross Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE Fee, \$30.00

HUTCHINSON & VAN WINKLE CONSTRUCTION, hereinafter called
GRANTOR(S), convey(s) to DELPHUS V. WRIGHT, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 22, Block 69, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT
PLAT NO. 3, in the County of Klamath, State of Oregon.

CODE 36 MAP 3811-10C0 TAX LOT 3100

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 \$7,500.00.

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 28TH day of October, 1996.

HUTCHINSON & VAN WINKLE CONSTRUCTION

BY: Lee Van Winkle

LEE VAN WINKLE

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 8th day
of November, 1996, by Lee Van Winkle of Hutchinson & Van Winkle
Construction.

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: April 10, 2000 3/22/97

