

WARRANTY DEED

MT39785 MS
 PATRICIA L. HUNT, WHO ACQUIRED TITLE AS PATRICIA LOUISE DIXON,
 Grantor(s) hereby grant, bargain, sell and convey to:
 ANTHONY H. HESSLER and LINDA S. HESSLER, 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 9 IN BLOCK 4 OF TRACT NO. 1087, FIRST ADDITION TO BANYON PARK,
 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 \$ 78,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4710 PEPPERWOOD COURT, KLAMATH FALLS, OR 97603

Dated this 21st day of November 1996

Patricia L. Hunt
 PATRICIA L. HUNT

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. November 21 19 96
 COUNTY OF Klamath
 Personally appeared the above named Patricia L. Hunt

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
 Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT39785-MS

Return to:

ANTHONY H. HESSLER
 4710 PEPPERWOOD COURT
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day
 of November A.D., 19 96 at 3:25 o'clock P. M., and duly recorded in Vol. M96,
 of Deeds on Page 37025.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Kathleen Rose