

28962



96 NOV 26 P3:47

Vol. M96 Page 37173STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045548

AFTER RECORDING RETURN TO:

MICHAEL J. BEVENS

P.O. Box 766Merrill, OR 97633

Aspen Title & Escrow

on this 26th day of November A.D., 19 96at 3:47 o'clock P. M. and duly recordedin Vol. M96 of Deeds Page 37173

Bernetha G. LEtsch, County Clerk

By Kathleen Ross Deputy.

Fee: \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJOHN HINTZE and WANDA HINTZE, husband and wife, hereinafter
called GRANTOR(S), convey(s) to MICHAEL J. BEVENS, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:The North 40 feet of Lot 1 in Block 1 of FAIRVIEW ADDITION NO.
2, TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

Code 1, Map 3809-29CA, Tax Lot 100

MSB "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
\$4,000.00.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 November, 1996.

JOHN HINTZE

WANDA HINTZE

STATE OF OREGON, County of Klamath)ss.

On November 26, 1996, personally appeared JOHN HINTZE and
WANDA HINTZE who acknowledged the foregoing instrument to be
their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon, My Commission Expires: 3-22-97

