

96 DEC -2 01 44



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045212
AFTER RECORDING RETURN TO:

HUTCHINSON - VAN WINKLE CONST.
7350 SOUTH SIDE BYPASS
KLAMATH FALLS, OR 97603

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

JOHN G. WEST AND SHERRY A. WEST, 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:

Parcels 1 and 2 of Minor Partition No. 28-91 situated in the SE
1/4 SE 1/4 of Section 12, Township 39 South, Range 8 East of
the Willamette Meridian, in the County of Klamath, State of
Oregon.

CODE 7 MAP 3908-12D0 TAX LOT 701
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"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
\$14,000.00.

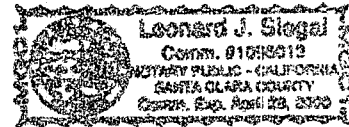
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 6th day of November, 1996.

[Signature]
JOHN G. WEST

[Signature]
SHERRY A. WEST

STATE OF CALIFORNIA)
COUNTY OF Santa Clara) ss.



On Nov. 13, 1996 before me,
Leonard J. Siegel, personally appeared
John G. West & Sherry A. West

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]

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WARRANTY DEED
PAGE 2
Signature
My commission expires April 22, 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day
of December A.D. 19 96 at 11:44 o'clock A.M., and duly recorded in Vol. M36
of Deeds on Page 37550.
FEE \$35.00
By Bernatha G. Letsch County Clerk
[Signature]

[Faint, mostly illegible text, likely the body of the deed or a recording notice]

WITNESSETH THAT THE FOREGOING DEED WAS
FILED FOR RECORD IN THE COUNTY OF KLAMATH, OREGON,
ON THE 2ND DAY OF DECEMBER, 1996, AT 11:44 A.M.,
AND WAS DULY RECORDED IN VOLUME M36, PAGE 37550.

NOTARY PUBLIC

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