

29504

Vol. m96 Page 38045

DEC -5 P3:32



ASPEN TITLE ESCROW NO. 05045455

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
MR. AND MRS. JEFFREY HAMPSON6517 Hilliard
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow
on this 5th day of December A.D. 1996
at 3:32 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 38045
Bernetha G. Letsch County Clerk
By Hutchinson Ross Deputy

Fee, \$30.00

HUTCHINSON VAN WINKLE CONSTRUCTION, hereinafter called
GRANTOR(S), convey(s) to JEFFREY W. HAMPSON AND ANDREA S.
HAMPSON, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Parcel 2 of Land Partition 12-94 situated in the SE 1/4 SW 1/4
of Section 1, Township 39 South, Range 9 East of the Willamette
Meridian, in the County of Klamath, State of Oregon.

CODE 43 MAP 3909-1CD TAX LOT 6402

J. H.
OH
"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 \$30,000.00.

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 2nd day of December, 1996.

HUTCHINSON VAN WINKLE CONSTRUCTION

BY: Lee Van Winkle

LEE VAN WINKLE

STATE OF OREGON)

)ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 5th
day of December, 1996, by Lee Van Winkle of Hutchinson Van Winkle
Construction, a Oregon corporation, on behalf of the
corporation.

Before me: Rhonda K. Olven

Notary Public for Oregon

My commission expires: April 10, 2000

