



## WARRANTY DEED

#01045397

AFTER RECORDING RETURN TO:  
HUTCHESON VAN WINKLE CONSTRUCTION  
7350 SOUTHSIDE BYPASS  
KLAMATH FALLS, OR 97603

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

WADE S. LUNDE, hereinafter called GRANTOR(S), convey(s) to  
HUTCHESON VAN WINKLE CONSTRUCTION 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 TL 6402

"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  
\$22,500.00.

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

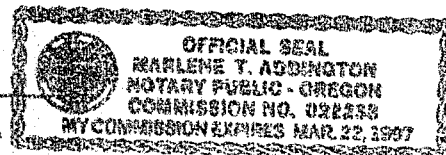
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 12th day of November, 1996.

Waide S. Lund  
WAIDE S. LUNDE

STATE OF OREGON, County of Klamath)ss.

On November 12, 1996, personally appeared WAIDE S. LUNDE who  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day  
of December A.D. 1996 at 3:33 o'clock P.M., and duly recorded in Vol. m96  
of Deeds on Page 38053

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Marlene T. Addington