

WARRANTY DEED

MTC 39947 KA
RUSSELL D. DRIESSEN,

Grantor(s) hereby grant, bargain, sell and convey to:

QUANNAH P. WINDHAM and BLENER M. WINDHAM, 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:

All of Lot 6 and Lot 7, less the Westerly 25 feet of said Lot 7, in Block 2, LENOX, 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 \$ 22,476.83.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4200 SUMMERS LANE #42, KLAMATH FALLS, OR 97603

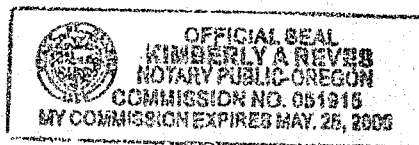
Dated this 20 day of November, 1996.

Russell D. Driesen
RUSSELL D. DRIESSEN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. NOVEMBER 20 19 96COUNTY OF KLAMATHPersonally appeared the above named RUSSELL D. DRIESSEN

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

Kimberly A. Reeves
Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39947-KA

Return to:

QUANNAH P. WINDHAM
4200 SUMMERS LANE #42
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of December A.D., 1996 at 11:22 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 38143

FEE \$30.00

Bernetha G. Letsch/ County Clerk
By Kathleen Rose