

96 DEC 10 P3:40



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05045461

AFTER RECORDING RETURN TO:
HUTCHINSON-VAN WINKLE CONST.
7350 SOUTH SIDE BYPASS
KLAMATH FALLS, OR 97603

Filed for record at request of:

Aspen Title & Escrow
on this 10th day of December A.D. 1996
at 3:40 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 38504
Bernetha G. Letsch, County Clerk
By Kathleen Ross Deputy.

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

Fee. \$30.00

BRUCE NICHOLS AND MARLA NICHOLS, 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:

Lots 9 and 10, Block 14, FIRST ADDITION TO BLY, in the County
of Klamath, State of Oregon.

CODE 58 MAP 3714-3AB TAX LOT 6600

"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
\$1,500.00.

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 27st day of November, 1996.

Bruce Nichols
BRUCE NICHOLS

Marla Nichols
MARLA NICHOLS

STATE OF OREGON, County of Klamath)ss.

On November 27, 1996, personally appeared BRUCE NICHOLS AND
MARLA NICHOLS who acknowledged the foregoing instrument to be
their voluntary act and deed.

Helio L. Thomas
Notary Public for Oregon

My Commission Expires: May 16, 2000