



96 DEC 11 P3:42

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.ATC NO 03045527
AFTER RECORDING RETURN TO:
LEE A. VAN WINKLE
ELIZABETH VAN WINKLE

Filed for record at request of:

Aspen Title & Escrow

on this 11th day of December A.D. 19 96
at 3:42 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 38635

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

OWENA O. SELLNER, hereinafter called GRANTOR(S), convey(s) to
LEE A. VAN WINKLE AND ELIZABETH VAN WINKLE, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:Lot 23, Block 28, Tract 1113, OREGON SHORES UNIT 2, in the
County of Klamath, State of Oregon.

CODE 118 MAP 3507-17CC TL 1500

"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
\$5,000.00.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 19th day of November, 1996.Owena O. Sellner
OWENA O. SELLNERSTATE OF ~~CALIFORNIA~~ County of SACRAMENTO ss.On ~~November~~ December 7, 1996, personally appeared
OWENA O. SELLNER who acknowledged the foregoing instrument
to be her voluntary act and deed.Gerald D. Winger
Notary Public for California Sacramento County
My Commission Expires: 4/17/98