

30198

96 DEC 19 P3:37

## WARRANTY DEED

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MTC 40183-MS

MARK AUSEN,

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

JAMES U. WINDHAM and BETTY J. 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:

LOT 2, BLOCK 29, KLAMATH FALLS FOREST ESTATES HIGHWAY 66, UNIT PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH A 1972 WESTV MOBILE HOME, PLATE #X181569.

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 \$ 24,900.00.

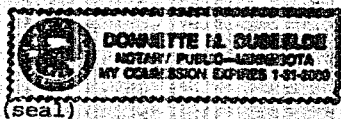
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 340 ROSEWOOD DRIVE, TURLOCK, CA 95330

Dated this 17 day of Dec, 1996

Mark Aussen  
MARK AUSEN

STATE OF MinnesotaCOUNTY OF PipestoneSS. Dec 17 1996Personally appeared the above named Mark Aussenand acknowledged the foregoing instrument to be his voluntary act.

Before me:

Donnette DubbeldeNotary Public for PipestoneMy commission expires: 1-31-2000

ESCROW NO. MT40183-MS

Return to:

JAMES U. WINDHAM  
340 ROSEWOOD DRIVE  
TURLOCK, CA 95380

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of American Title the 19th day  
of December A.D. 19 96 at 3:37 o'clock P. M. and duly recorded in Vol. 796  
of Deeds on Page 39412

FEE \$30.00

by Bernetha G. Letsch, County Clerk  
Kathleen Rose