



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

#01045577

AFTER RECORDING RETURN TO:

PETER J. REIFEL

LINDA L. REIFEL

1325 Kane St
Klamath Falls, OR 97603

Aspen Title & Escrow
on this 19th day of December A.D. 19 96
at 3:39 o'clock P.M. and duly recorded
in Vol. 796 of Deeds Page 39432
Bernetha G. Letsch County Clerk
By Kathleen Ross

Fee. \$30.00

Deputy.

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

ROBERT W. WESTERN, hereinafter called GRANTOR(S), convey(s) to
PETER J. REIFEL and LINDA L. REIFEL, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The Southerly 104.4 feet of Tract 42, FAIR ACRES SUBDIVISION
NO. 1, in the County of Klamath, State of Oregon. BUT
EXCEPTING the West 5 feet of said tract conveyed to Klamath
County for road.

Code 41 Map 3809-35DC TL 2300

SR
OR
"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, 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
\$56,750.00.

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 December, 1996.

Robert W. Western
ROBERT W. WESTERN

STATE OF OREGON, County of Klamath ss.

On December 19, 1996, personally appeared the above named
ROBERT W. WESTERN and acknowledged the foregoing instrument to
be his voluntary act and deed.

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

