

WARRANTY DEED

MTC 39616-KR

PAUL J. VARELMANN AND REBECCA M. VARELMANN, AS TENANTS IN COMMON,
Grantor(s) hereby grant, bargain, sell and convey to:
RICHARD A. SEWELL,
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 7 IN BLOCK 2, OF ANTELOPE MEADOWS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 \$ 103,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 623 NW 9TH STREET, REDMOND, OR 97756-1522

Dated this 11th day of December 1996

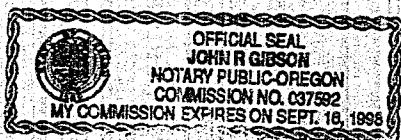
REBECCA M. VARELMANN

PAUL J. VARELMANN

STATE OF OREGONCOUNTY OF DESCHUTESSS. DECEMBER 11, 1996

Personally appeared the above named PAUL J. VARELMANN

and acknowledged the foregoing instrument to be HIS voluntary act.



(seal)

Before me:

Notary Public for OREGONMy commission expires 9/16/98

ESCROW NO. MT39616-KR

Return to:

RICHARD A. SEWELL
623 NW 9TH STREET
REDMOND, OR 97756-1522

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 20th day of December A.D., 19 96
at 9:15 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 39470

Bernetha G. Letsch, County Clerk

By

Ruthie Rose

Deputy.

Fee, \$30.00