

30213

96 DEC 21 1995

WARRANTY DEED

MTC 39616-KR

Vol. m96 Page 39471

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 ANTHOPE MEADOW, ACCORDING TO THE OFFICIAL PLAT
 THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, Klamath County,
 OREGON.

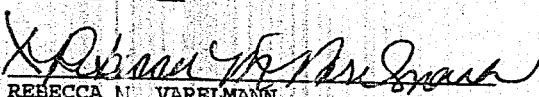
SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any;
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, 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 16th day of December, 1996


 REBECCA M. VARELMANN

PAUL J. VARELMANN

See attachment for notary

STATE OF _____

SS. _____

19 _____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT39616-KR

Return to:

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

39472

STATE OF OREGON, WASHINGTON

County of King

ss.

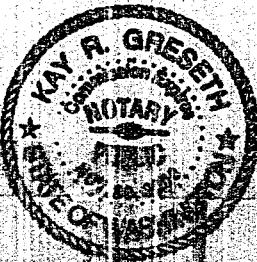
FORM NO. 23 — ACKNOWLEDGMENT
EVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 16th day of December, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

REBECCA M. VARELMANN

known to me to be the identical individual.... described in and who executed the within instrument and acknowledged to me that..... she..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Kay R. Greseth KAY R. GRESETH
Notary Public for Oregon Washington
My Commission expires 11-30-2000

STATE OF OREGON : COUNTY OF KLAMATH:

Filed for record at request of

December

A.D. 19 96 at
Deeds

ss.

Amerititle
9:15o'clock A. M., and duly recorded in Vol. M96
on Page 39471

Bernetha G. Letsch, County Clerk

Kathleen Letsch

FEE \$35.00