

30213

96 DEC 20 1996
WARRANTY DEEDVol. 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 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 16th day of December, 1996

REBECCA M. VARELMANN
REBECCA M. VARELMANN

PAUL J. VARELMANN
PAUL J. VARELMANN

see attachment for notary
STATE OF _____

COUNTY OF _____

SS. _____

19 _____

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

STATE OF OREGON, WASHINGTON

County of King } ss.FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-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. Gresham
Notary Public for Oregon, Washington
My Commission expires 11-30-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day
of December A.D. 19 96 at 9:15 o'clock A. M. and duly recorded in Vol. M96
of Deeds on Page 39471

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross