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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045697  
AFTER RECORDING RETURN TO:  
HUTCHESON VAN WINKLE CONSTRUCTION  
7350 SOUTHSIDE BYPASS  
KLAMATH FALLS, OR 97603

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

LESTER D. CARROLL AND BARBARA F. CARROLL, hereinafter called  
GRANTOR(S), convey(s) to HUTCHESON VAN WINKLE CONSTRUCTION,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 12, STEWART ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

CODE 211 MAP 3909-78D TAX LOT 6300

"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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$11,500.00.

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 31st day of December, 1996.

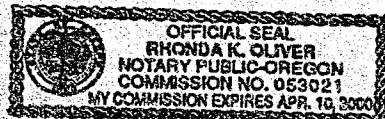
Lester D. Carroll  
LESTER D. CARROLL

Barbara F. Carroll  
BARBARA F. CARROLL

STATE OF OREGON, County of Klamath)ss.

On January 10, 1997, personally appeared Lester D. Carroll  
and Barbara F. Carroll, who acknowledged the foregoing  
instrument to be their voluntary act and deed.

Rhonda K. Oliver  
Notary Public for Oregon  
My Commission Expires: April 10, 2000



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of January A.D. 19 97 at 3:50 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 1333

FEE \$30.00

by Bernetha G. Letsch, County Clerk  
Kathleen Ross