



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045515
AFTER RECORDING RETURN TO:

MR. AND MRS. DONALD HENSON
3221 DIAMOND STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 15th day of January A.D., 1997
at 3:50 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 1334

Bernetha G. Letsch, County Clerk

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

By Kathleen Rose
Fee, \$30.00

Deputy

HUTCHINSON VAN WINKLE CONSTRUCTION, hereinafter called
GRANTOR(S), convey(s) to DONALD HENSON AND ANGELA HENSON,
husband and wife, 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,

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
\$17,100.00.

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.

HUTCHINSON VAN WINKLE CONSTRUCTION

BY: Lee Van Winkle
LEE VAN WINKLE

STATE OF OREGON) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 8th
day of January, 1997, by Lee Van Winkle of Hutchinson Van
Winkle Construction, a Oregon Corporation, on behalf of the
corporation.

Before me: Sharon K. O.C.
Notary Public for Oregon
My commission expires: April 10, 2000

