

36501



97 APR 22 P3:36

Vol. M97 Page 12265STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05046104
AFTER RECORDING RETURN TO:

MR. AND MRS. GARY WOOD

Aspen Title & Escrow

on this 22nd day of April A.D., 1997
at 3:36 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 12265

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Rose
Fee, \$30.00 Deputy.ELIZABETH A. VAN WINKLE, who acquired title as
LEE A. VAN WINKLE AND/ELIZABETH H. VAN WINKLE, hereinafter
called GRANTOR(S), convey(s) to GARY E. WOOD AND LINDA M. WOOD,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 18, Block 28, KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

CODE 36 MAP 3811-480 TAX LOT 1500

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 \$20,100.00.

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 21st day of April, 1997.

LEE A. VAN WINKLE

ELIZABETH A. VAN WINKLE

STATE OF OREGON, County of)ss.

On this 18th day of April, 1997,Personally appeared the above named Lee A. Van Winkle and
Elizabeth A. Van Winkle and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: April 10, 2000

