



37237

97 MAY -6 P3:43

Vol. M97 Page 13894STATE OF OREGON,  
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05046128  
AFTER RECORDING RETURN TO:LEE VAN WINKLE  
7350 SOUTHSIDE BYPASS  
KLAMATH FALLS, OR 97603

Aspen Title &amp; Escrow

on this 6th day of May A.D., 1997  
at 3:43 o'clock P.M. and duly recorded  
in Vol. M97 of Deeds Page 13894

Bernetha G. Leisch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEBy Kathleen Rose  
Fee, \$30.00 DeputyRICHARD A. CAMACHO, hereinafter called GRANTOR(S), convey(s) to  
LEE VAN WINKLE, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:The NE 1/4 of the NW 1/4 of Section 25, Township 35 South,  
Range 11 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon.

CODE 8 MAP 3511-2500 TAX LOT 600

"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 except1) Covenants, conditions, restrictions, reservations,  
rights, rights of way and easements of record, if any, and  
apparent upon the land.2) Contract, including the terms and provisions thereof,  
recorded April 11, 1980, Book M-80, Page 6894 and with the  
vendor's interest assigned to Earnest R. Sessom and Doris C.  
Sessom, recorded April 19, 1980, Book M-80, Book 7253, Klamath  
County, Oregon.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  
\$17,400.00.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 15th day of April, 1997.  
RICHARD A. CAMACHOCA  
STATE OF ~~OREGON~~ )  
SANTA CLARA ) ss.  
County of ~~Klamath~~ )The foregoing instrument was acknowledged before me this 2nd  
day of May, 1997, by RICHARD A. CAMACHO.Before me: [Signature]  
Notary Public for Oregon CA  
My Commission Expires: 4-11-99