

40677

Vol. M97 Page 21223

'97 JUL -9 10:50



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of.

ASPEN TITLE ESCROW NO. 05046445
AFTER RECORDING RETURN TO:
LEE A. VANWINKLE
7350 SOUTHSIDE BYPASS
KLAMATH FALLS, OR 97603

Aspen Title & Escrow
on this 9th day of July A.D. 1997
at 10:50 o'clock A M. and duly recorded
in Vol. M97 of Deeds Page 21223

Bernetha G. Letsch, County Clerk

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

By Kathleen Rose Deputy.
Fee. \$30.00

C. ROLAND MC CARTY, hereinafter called GRANTOR(S), convey(s) to
LEE A. VAN WINKLE, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 2, Tract 1283, in the County of Klamath, State of Oregon.

CODE 38 MAP 3908-12DA TAX LOT 1900

"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
\$16,000.00.

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 7th day of July, 1997.

C. Roland McCarty
C. ROLAND MC CARTY

STATE OF CALIFORNIA)
) ss.
COUNTY OF EL DORADO)

On July 7, 1997 before me,

Haven Kimball

C. Roland McCarty, personally appeared

or proved to me on the basis of
satisfactory evidence) to be the person(x) whose name(x) is/are
subscribed to the within instrument and acknowledged to me that
he/~~she/it~~ executed the same in his/~~her/its~~ authorized
capacity(~~ies~~), and that by his/~~her/its~~ signature(x) on the
instrument the person(x) or the entity upon behalf of which the
person(x) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Haven Kimball
My commission expires: April 22, 1998

