



42069

97 JUL 28 P3:40

Vol. 1997 Page 23990STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

## WARRANTY DEED

Aspen Title

ASPEN TITLE ESCROW NO. 01046479

on this 28th day of July, A.D., 1997  
at 3:40 o'clock 3:40 M. and duly recorded  
in Vol. M97 of Deeds Page 23990

Bernetha G. Letsch, County Clerk

AFTER RECORDING RETURN TO:

RICHARD A. ARNHOLT

2625 Altamont Dr. #9  
Klamath Falls, OR. 97603By Bernetha G. Letsch

Fee, \$30.00

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVERICHARD A. ARNHOLT, hereinafter called GRANTOR(S), convey(s) to  
RICHARD A. ARNHOLT and DENNIS M. ARNHOLT, not as tenants in  
common, but with full rights of survivorship, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:Lot 44 in Block 8 of SPRAGUE RIVER VALLEY ACRES, in the County  
of Klamath, State of Oregon.

Code 221, Map 3612-2A0, Tax Lot 1300

"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 love and  
affection.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.Richard A. Arnholt  
RICHARD A. ARNHOLT

STATE OF OREGON, County of Klamath)ss.

On July 23, 1997, personally appeared Richard A. Arnholt, who  
acknowledged the foregoing instrument to be his voluntary act  
and deed.Bernetha G. Letsch  
Notary Public for Oregon  
My Commission Expires: March 22, 2001