

47658

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'97 OCT 27 P3:53



ASPEN TITLE ESCROW NO. 05046757
AFTER RECORDING RETURN TO:
JOANNE INGLEHART
P. O. BOX 353
BONANZA, OR 97623

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
on this 27th day of October A.D., 1997
at 3:53 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 35421

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

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

Lot 3, Block 54, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO. 2, in the County of Klamath, State of Oregon.

CODE 36 MAP 3811-14CD TL 4400

"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
\$5,100.00.

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 27th day of October, 1997.

Lee A. Van Winkle
LEE A. VAN WINKLE

STATE OF OREGON, County of)ss.

On this 27th day of October, 1997,

Personally appeared the above named Lee A. Van Winkle and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000

