

83594

06-30-94 11:48 RCVD

KLAMATH COUNTY TITLE COMPANY

Vol. 94 Page 20357



K-46517

STATUTORY WARRANTY DEED (Individual or Corporation)

ANN M. PETRIC

conveys and warrants to MICHAEL W. TOWNSEND AND SUSAN J. TOWNSEND, HUSBAND AND WIFE, Grantor, the following described real property in the County of KLAMATH and State of Oregon, Grantee,

Lot 7, Block 2, First Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 129,000.00 (Here comply with the requirements of ORS 93.030\*).

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 30.930.

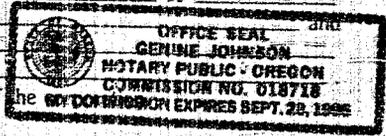
DATED this 27 day of June 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Signature of Ann M. Petric

ANN M. PETRIC

STATE OF OREGON, County of Klamath ss. The foregoing instrument was acknowledged before me this 28th day of June 19 94 by Ann M. Petric

CORPORATE ACKNOWLEDGEMENT STATE OF OREGON, County of ss. The foregoing instrument was acknowledged before me this day of 19 by of a corporation, on behalf of the



Signature of Gene Johnson, Notary Public for Oregon, My commission expires 9/28/96

After recording return to: Michael W. & Susan Townsend 1768 Chinchalla Klamath Falls, Or. 97603 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Same as above

STATE OF OREGON, County of Klamath ss. Filed for record at request of: Klamath County Title Co on this 30th day of June A.D., 19 94 at 11:48 o'clock A.M. and duly recorded in Vol. M94 of Deeds Page 20357. Evelyn Biehn County Clerk By [Signature] Deputy.

Fee, \$30.00