

## WARRANTY DEED

Vol. M95 Page 15751

MTC35593MS

ORVILLE LEE DUNCAN,

Grantor(s) hereby grant, bargain, sell and convey to

CHARLES DOUGLAS WHITEMORE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 1 IN BLOCK 59 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,  
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
 COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every  
 part and parcel thereof against the lawful claims and demands of all persons  
 whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: P.O. BOX 634, KLAMATH FALLS, OR 97601

Dated this 12 day of June, 1995

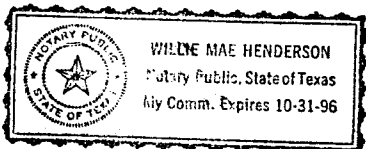
Orville Lee Duncan  
 ORVILLE LEE DUNCAN

## NOTARY ACKNOWLEDGEMENT

STATE OF TexasCOUNTY OF UpshurSS. June 12 19 95

Personally appeared the above named Orville Lee Duncan

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Willie Mae Henderson

Notary Public for Upshur County TexasMy commission expires 10-31-96

Return to:

CHARLES DOUGLAS WHITEMORE

P.O. BOX 634

KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day  
 of June A.D., 19 95 at 10:52 o'clock A M., and duly recorded in Vol. M95  
 of Deeds on Page 15751

FEE \$30.00

Bernetha G. Letsch, County Clerk  
Bernetha G. Letsch