

1600

WARRANTY DEED

Vol. M95 Page 15818

MTC35577MS

PHIL C. CANTONWINE and MARY A. CANTONWINE, or the survivor thereof, Grantor(s) hereby grant, bargain, sell and convey to AUDERY L. TUCK and HELEN L. TUCK, husband and wife or the survivor thereof, 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:

PARCEL 3 OF LAND PARTITION 50-92 BEING SITUATE IN THE NW 1/4 OF SECTION 20 AND THE NE1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, 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 \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12522 CHALET ROAD, MONTAGUE, CA 96064

Dated this 15th day of June, 1995

Phil C. Cantonwine
PHIL C. CANTONWINE

Mary A. Cantonwine
MARY A. CANTONWINE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. june 15 19 95
COUNTY OF Klamath

Personally appeared the above named Phill C. Cantonwine and Mary A. Cantonwine and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Marjorie A. Stuart

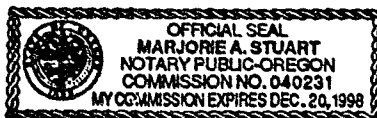
Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

AUDERY L. TUCK
12522 CHALET ROAD
MONTAGUE, CA 96064



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 3:44 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 15818

FEE \$30.00

By Bernetha G. Letch, County Clerk
Spella Chutez