

1901

06-22-95A11:28 RCVD

WARRANTY DEED

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MTC 35531 DS

BONNIE J. GORDON,

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

MICHELE E. MUNSIE,

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 5 in Block 12 of ELDORADO 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 \$ 77,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1758 ELDORADO BLVD., KLAMATH FALLS, OR 97601

Dated this 20 day of June, 1995

Bonnie J. Gordon
BONNIE J. GORDON

NOTARY ACKNOWLEDGEMENT

STATE OF OregonSS. June 19 95COUNTY OF KlamathPersonally appeared the above named Bonnie J. Gordonand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Dawn Schooler

Notary Public for OregonMy commission expires 12/20/98

(seal)

Return to:

MICHELE E. MUNSIE

1758 ELDORADO BLVD.

KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day of June A.D., 19 95 at 11:28 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 16392

FEE \$30.00

Bernetha G. Letsch, County Clerk

By [Signature]