

MTC 35328 DS

WARRANTY DEED

PAUL WAYNE MEE and VICKIE L. MEE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to JOSEPH M. BLACK and JONNA S. BLACK, husband and wife and RICHARD JON SANDELL and JUANITA CASIO SANDELL, husband and wife, all with rights of survivorship 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:

Lots 1, 2, 3, and 4, Block 16, SECOND ADDITION TO 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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 904 LYTTON, KLAMATH FALLS, OR 97601

Dated this 14 day of June, 1995

PAUL WAYNE MEE

Vickie L. Mee
VICKIE L. MEE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. June 14 19 95

Personally appeared the above named Paul Wayne Mee and Vickie L. Mee

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler
Notary Public for Oregon

My commission expires 12/20/98

Return to:

JOSEPH M. BLACK
904 LYTTON
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day of June A.D., 19 95 at 3:47 o'clock P. M., and duly recorded in Vol. M95 of Deeds on Page 16734.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Annette Mueller