

2314

WARRANTY DEED

Vol. M92 Page 17239

EDWARD E. HICKS-BEACH and BETTY MAY HICKS-BEACH, as tenants in common,
 Grantor(s) hereby grant, bargain, sell and convey to
 ANTHONY W. VOGEL,
 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 13 AND 14 IN BLOCK 2 OF LENOX ADDITION, ACCORDING TO THE OFFICIAL
 PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
 OREGON.

SUBJECT TO: FIRST TRUST DEED RECORDED OCTOBER 9, 1992 IN VOLUME M92, PAGE
 23748, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF WILFORD
 B. KIMSEY, VICTOR H. KIMSEY AND JULIA ANNE PEARSON.

THE GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL THE FIRST TRUST DEED
 DESCRIBED ABOVE.

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 \$ 29,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. BOX 7914, KLAMATH FALLS, OR 97602

Dated this 30th day of June, 1995

Edward E. Hicks-Beach
 EDWARD E. HICKS-BEACH

Betty May Hicks-Beach
 BETTY MAY HICKS-BEACH

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 30 19 95
 COUNTY OF Klamath

Personally appeared the above named Edward E. Hicks-Beach and Betty May Hicks-Beach
 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:

ANTHONY W. VOGEL
 P.O. BOX 7914
 KLAMATH FALLS, OR 97602



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0380 777/1827.0

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FILE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day
of June A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 17239.

FEE \$35.00

Bernetha G. Letsch County Clerk

By

Annette Mueller

