

MTC 35537 MK

## WARRANTY DEED

Vol. M95 Page 17939

ALVIN SETH MARKS,

Grantor(s) hereby grant, bargain, sell and convey to  
 ROBERT M. STEEN, JR. and VICKI S. STEEN, husband and wife,  
 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 24 in Block 9 of Tract 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 5337 KNIGHTWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 7 day of July, 1995

Alvin Seth Marks  
 ALVIN SETH MARKS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 7 1995  
 COUNTY OF Klamath  
 Personally appeared the above named Alvin Seth Marks  
 and acknowledged the foregoing instrument to be His voluntary act.



(seal)

Before me:

Mary Kenneally  
 Notary Public for \_\_\_\_\_

My commission expires 4/20/96

Return to:

ROBERT M. STEEN, JR.  
 5337 KNIGHTWOOD DRIVE  
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day  
 of July A.D., 19 95 at 3:00 o'clock P M., and duly recorded in Vol. M95  
 of Deeds on Page 17939

FEE \$30.00

Bernetha G. Letsch County Clerk  
 By [Signature]