

UTC 35775 NF

ROY L. HERRING and JOSEPHINE M. HERRING, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to RONALD ERIC ANGLIN and TONYA SUE ANGLIN, 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 15, Block 2 of TRACT 1044 known as WEMBLY PARK, 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 \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 5014 MAZAMA DRIVE KLAMATH FALLS, OR 97603

Dated this 17th day of July, 1995

Roy L. Herring  
ROY L. HERRING

Josephine M. Herring  
JOSEPHINE M. HERRING

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 7/17 19 95  
COUNTY OF Klamath

Personally appeared the above named Roy L. Herring and Josephine M. Herring and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Return to:  
RONALD ERIC ANGLIN  
5014 MAZAMA DRIVE  
KLAMATH FALLS, OR 97603

Before me:

Helen M. Fink  
Notary Public for Oregon  
My commission expires 4/20/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 17th day of July A.D., 19 95 at 3:43 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 18423

FEE \$30.00

Bernetha G. Leitch, County Clerk  
By Bernetha G. Leitch