

## WARRANTY DEED

MTC 35807 DS

EDNA BERNICE DRY,

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

MARCUS L. HORTON, A SINGLE MAN,

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:

## PARCEL 1

The North 57 feet of Lot 11, Block 13, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

## PARCEL 2

Lot 12, Block 13, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in 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 \$ 95,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 1478, KLAMATH FALLS, OR 97601

Dated this 18th day of July, 1995

Edna Bernice Dry  
EDNA BERNICE DRY

## NOTARY ACKNOWLEDGEMENT

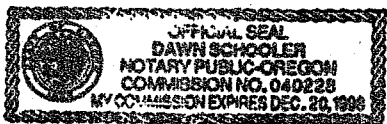
STATE OF OregonCOUNTY OF Klamath

ss.

July 18 19 95

Personally appeared the above named EDNA BERNICE DRY

and acknowledged the foregoing instrument to be HER voluntary act.



Before me:

Dawn SchoolerNotary Public for OregonMy commission expires 12/20/98

(seal)

Marcus Horton

Return to: P.O. box 1478 Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day of July A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 18565

FEE \$30.00

By Bernetha G. Leisch County Clerk  
Imreth H. Hite