

MTC 35778 MK

WARRANTY DEED

JOHN R. MC CLUNG,

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

ROD A. AMBERS and CINDI L. AMBERS, 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:

Lots 37, 38 and 39, Block 14, ST. FRANCIS 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4510 PECK DRIVE, KLAMATH FALLS, OR 97603

Dated this 24th day of July, 1995

John R. McClung
JOHN R. MC CLUNG

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. July 24th 19 95
COUNTY OF Klamath
Personally appeared the above named JOHN R. McClung
and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Return to:

ROD A. AMBERS
4510 PECK DRIVE
KLAMATH FALLS, OR 97603

Before me:

Alexandra

Notary Public for OregonMy commission expires 4/20/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of July A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 19977

FEE \$30.00

Bernetha G. Letsch, County Clerk
Bernetha G. Letsch