

UTC 35837 KR

WARRANTY DEED Vol. M95 Page 20143

SANDRA RUTH HAMMONS,

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

ROWENA L. DEMARTIN,

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 2 in Block 5 of SECOND ADDITION TO BUREKER PLACE, 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: 4619 CLINTON AVE, KLAMATH FALLS, OR 97603

Dated this 31 day of July, 1995

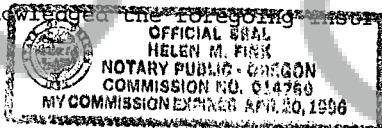
Sandra Ruth Hammons
SANDRA RUTH HAMMONS

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. 7/31 19 95

Personally appeared the above named Sandra Ruth Hammons

and acknowledged the foregoing instrument to be her voluntary act.



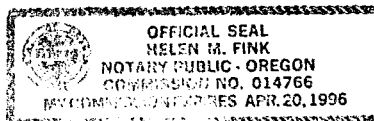
Before me:

Notary Public for OregonMy commission expires 4/20/96

(seal)

Return to:

ROWENA L. DEMARTIN
4619 CLINTON AVE
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day
of Aug A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 20143.

FEE \$30.00

Bernetha G. Lisch, County Clerk
By LITTLE MERTZ