

MTC 35674 MS

WARRANTY DEED

Vol. M95 Page 20439

FRANCES S. SCHMIDT,

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

JOE W. LAW and JILL L. LAW, 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 12 IN BLOCK 1 OF TRACT 1044, 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 \$ 92,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5105 MAZAMA DRIVE, KLAMATH FALLS, OR 97603

Dated this 28th day of July, 1995

Frances S. Schmidt
FRANCES S. SCHMIDT

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 28 19 95
COUNTY OF Klamath

Personally appeared the above named Frances S. Schmidt
and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Return to:

JOE W. LAW
5105 MAZAMA DRIVE
KLAMATH FALLS, OR 97603

Before me:

Margaret A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of August A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 20439

FEE \$30.00

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