

MTC 35936ms

WARRANTY DEED

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MICHAEL A. GARDNER and KIMBERLY A. GARDNER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to GORDON L. WOLFE, 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 5, BLOCK 213, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11071 Huxley St Ashland 97520

Dated this 17 day of Aug., 1995

Michael A. Gardner

MICHAEL A. GARDNER

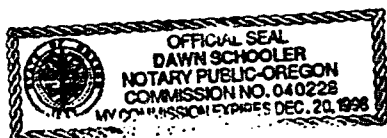
Kimberly A. Gardner

KIMBERLY A. GARDNER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. August 17 19 95
COUNTY OF Klamath

Personally appeared the above named Michael A. Gardner & Kimberly A. Gardner and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

Return to: MTC

OLD REPUBLIC EXCHANGE FACILITATOR CO.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day of Aug A.D., 19 95 at 3:30 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 23098

FEE \$30.00

By Bernetha G. Litch County Clerk