

MTC 358694F

## WARRANTY DEED

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RONALD H. ROBBINS,

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

CECIL W. OWENS, 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:

Lot 2 in Block 7 of FIRST ADDITION TO CYPRESS VILLA, 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4329 SYCAMORE DRIVE, KLAMATH FALLS, OR 97603

Dated this 23 day of AUGUST, 1995.

Ronald H. Robbins  
RONALD H. ROBBINS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 8/23 19 95  
COUNTY OF Klamath

Personally appeared the above named Ronald H. Robbins  
and acknowledged the foregoing instrument to be his voluntary act.



Before me Helen M. Fink  
Notary Public for Oregon  
My commission expires 4/20/96

(seal)

Return to:

CECIL W. OWENS  
4329 SYCAMORE DRIVE  
KLAMATH FALLS, OR 97603

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. 195  
of Deeds on Page 23100

FEE \$30.00

By Bernetha G. Leisch County Clerk  
Bernetha G. Leisch, County Clerk