

MTC 36040 DS

## WARRANTY DEED

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JOHN L. SIMONS and DEANNA L. SIMONS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to KEITH ANDERSON and JOSEFINA ANDERSON, 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 20 in Block 42, of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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 \$ 3,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5404 BUFFLEHEAD DR., BONANZA, OR 97623

Dated this 16<sup>th</sup> day of Sept, 1995.

John L. Simons  
JOHN L. SIMONS

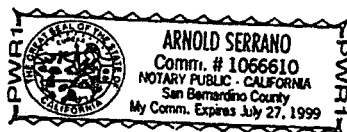
Deanna L. Simons  
DEANNA L. SIMONS

## NOTARY ACKNOWLEDGEMENT

STATE OF California ss.  
COUNTY OF San Bernardino

Sept 16 19 95

Personally appeared the above named John L. Simons + Deanna L. Simons and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Arnold Serrano  
Notary Public for State of California

My commission expires 07-27/99

(seal)

Return to:  
KEITH ANDERSON and Josefine Anderson  
5404 BUFFLEHEAD DR.  
BONANZA, OR 97623

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day of Aug A.D., 19 95 at 2:31 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 23287

FEE \$30.00

By Bernetha G. Letsch County Clerk  
Bernetha G. Letsch