

MTC 36158 KR WARRANTY DEED

BARBARA D. CHAFFEE who took title as BARBARA LINDLAND aka BARBARA D. LINDLAND, Grantor(s) hereby grant, bargain, sell and convey to GOEBEL'S OFFICE SUPPLY & FURNITURE SPECIALISTS, INC., an Oregon corporation 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:

Lots 6, 7 and 8 in Block 5 of SECOND HOT SPRINGS 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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 840 KLAMATH AVENUE, KLAMATH FALLS, OR 97601

Dated this 28th day of August, 1995.

Barbara D. Chaffee
BARBARA D. CHAFFEE

* NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. August 28 1995

COUNTY OF KLAMATH

Personally appeared the above named BARBARA D. CHAFFEE

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Steven Allen Jensen

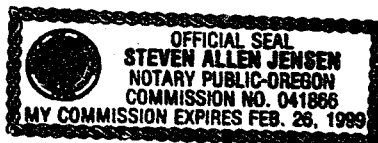
Notary Public for Oregon

My commission expires Feb 26, 99

(seal)

Return to:

GOEBEL'S OFFICE SUPPLY
840 KLAMATH AVENUE
KLAMATH FALLS, OR 97601



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 23302.

FEE \$30.00

By *Bernetha G. Letsch* Bernetha G. Letsch, County Clerk

08-29-95 P02:31 RCVD