

5480

## WARRANTY DEED

Vol. M95 Page 23631

MTC 35926 KR

RUSSELL WYCKOFF and BARBARA S. WYCKOFF,

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

CLIFFORD T. BARTLETT and KIMBER L. BARTLETT, 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 39 in Block 2, ROLLING HILLS SUBDIVISION, TRACT NO. 1099, 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.

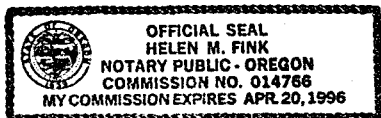
The true and actual consideration for this conveyance is \$ 154,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration. Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8308 ROCKING HORSE LANE, KLAMATH FALLS, OR 97603

Dated this 25<sup>th</sup> day of Aug, 1995

Russell Wyckoff  
RUSSELL WYCKOFF

Barbara S. Wyckoff  
BARBARA S. WYCKOFF

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. August 25 19 95COUNTY OF KLAMATHPersonally appeared the above named RUSSELL WYCKOFF AND BARBARA S. WYCKOFFand acknowledged the foregoing instrument to be their voluntary act.

Before me,

Notary Public for OREGONMy commission expires 4/20/96

(seal)

Return to:

CLIFFORD T. BARTLETT  
8308 ROCKING HORSE LANE  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day of Aug A.D., 19 95 at 3:07 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 23631.

FEE

\$30.00

By Bernetha G. Leisch, County Clerk