

09-08-95P03:29 RCVD Vol. MS Page

24375

WARRANTY DEED

ASPEN TITLE ESCROW NO. 005043647

AFTER RECORDING RETURN TO: HAROLD L. & BARBARA J. HART 5503 WALTON DRIVE KLAMATH FALLS, OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

WILLIAM H. NEBEKER AND CHARLOTTE W. NEBEKER, hereinafter called GRANTOR(S), convey(s) to HAROLD L. HART AND BARBARA J. HART, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon,

Lot 11, and a portion of Lot 10, Block 2, RESUBDIVISION OF BLOCKS 2B AND 3, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 10; thence North 43 degrees 30' West along the Southwest line of said Lot 10, 50 feet; thence North 16 degrees 23' East 123.65 feet; more or less, to the Northeast corner of said Lot 10; thence South O degrees 10' West 154.9 feet to the point of beginning.

CODE 41 MAP 3909-11AD TAX LOT 1000

4.1

WILLIAM H. NEBEKER

Before me: John Notary Public for: My Commission Expires:

Before me:

"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, 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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$89,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31ST day of AUGUST, 1995. Willi

nario CHARLOTTE ₩.. NEBEKER

OFFICIAL SEAL DEBRA BUCKINGHAM NOTARY PUBLIC - OREGON COMMISSION NO. 020140 MY COMMISSION EXPIRES DEC. 19, 1996

STATE OF DROGON _, county of flamath _)ss.

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On Q_{-1} , 1995, personally appeared WILLIAM H. NEBEKER AND CHARLOTTE W. NEBEKER and acknowledged the foregoing instrument On <u>9-1-</u> to be THEIR voluntary act and deed.

09-08-95903:29 RCVD VAL ///5 Page

MARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH : ss.

3 R.S.

Filed for record at request of		f Aspen Title Co the 8th d	۰.
of	Sept	A.D., 19 at3:29 o'clockP M., and duly recorded in VolM95	ay
		or Deeds on Page 24375	د_
FEE	\$35.00	Berngtha G. Actoch, County Clerk By Applice Hitter	
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GILLIAN N. MELEKER AND CHARLOTIE M. NEBEKER, hereinafter called GEARTONIC), SOLVEY(S) to HAROLE L. HART AND BARBARA J. HART. HOCHAND AND MIRE, Hereinsfter called GRANIEE(S), all that real property ituated in the County of Klamath, State of Oregon. (1995) しんどうかいたたい

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> 1 442 (09-11AD TAX LOT 1000

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PROTEDUCENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN 819 I. THE PROTECTAVENT MULT NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTROMENT IN VIOLATION OF APPLICABLE LAWD USE LAWS AND RECOLLITORS. REFORE SIGNING OF ACCEPTING THIS INSTRUMENT. THE PROTECT ACCOLPTING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANKING DEPARTMENT TO VERTEY APPROVED UTIS AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINGT FARMING OF FOREST PRACTICES AS OFFINED IN ORS 30.390."

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the warrent and defend that same against all persons who may le 200 Lafully claim the case, except as chown above.

> The true and actual consideration for this transfer, is .00.000.08;

in context is this doed and where the context so requires, the

to stress whereon, the grantor has arecuted this instrument Feed in day of Augstr, 1996.

Maple. Wetter CHARLOTTE W. HEBEKER

SCH123 (114) (3) 90 County of the start () Sounty of the start () Sss.

1995. personally appeared VILLIAM H. NEBERER AND Second Second edged the foregoing instrument Second Structure and goed.

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