

MTC 362198W

## WARRANTY DEED

MAYME H. WECKER,

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

JESSE JACKMAN WITHERS,

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 36 in Block 50 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 \$ 1,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 138 AAA, RTE 2, Tulelake, CA 96134

~~Recorded this~~ 7<sup>th</sup> ~~day of~~ September, 1995.

Mayme H. Wecker  
~~Mayme H. Wecker~~

## NOTARY ACKNOWLEDGEMENT

STATE OF Missouri SS. September 7 19 95  
COUNTY OF Texas

Personally appeared the above named Mayme H. Wecker

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Sharon D. Ady

Notary Public for Missouri

My commission expires 3-14-97

Return to:

JESSE JACKMAN WITHERS

P.O. BOX 138 AAA, RTE 2  
Tulelake, CA 96134

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 14th day  
of Sept. A.D., 19 95 at 3:50 o'clock P. M., and duly recorded in Vol. M95,  
of Deeds on Page 24968.

FEE \$30.00

By Bernetha G. Letsche County Clerk  
Spittle Smith