

6320

09-19-95A11:14 RCVD

Vol. M95 Page 25293

MTC 35955 NF

WARRANTY DEED

DIANA NELSON, also known as Diana Lopez also known as Diana Layton
Grantor(s) hereby grant, bargain, sell and convey to
TERESA GAREY,

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 3 in Block 6, FAIRVIEW 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: Trust Deed dated May
29, 1992 and recorded June 23, 1992 in Vol M92, page 13701, Microfilm
Records 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 \$ 33,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,618 E. Sheridan, Newburg, OR 97132

Dated this 12th day of Sept, 1995

Diana Nelson
DIANA NELSON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 9/12 19 95
COUNTY OF Klamath
Personally appeared the above named Diana Nelson
and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Return to:
TERESA GAREY
618 E. Sheridan
Newburg, OR 97132

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires 4/20/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mtn Title Co the 19th day
of Sept A.D., 19 95 at 11:14 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 25293

FEE \$30.00

By Bernetha G. Leisch County Clerk