

MTC 36246KR

## WARRANTY DEED

JAMES E. HUTCHINSON,

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

RONALD M. CLAYTON, a single person

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:

The Westerly 50 feet of Lot 19 and all of Lot 20 of VILLA ST. CLAIR, 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 \$ 76,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4717 GARY STREET, KLAMATH FALLS, OR 97601

Dated this 14th day of September 19 95

James E. Hutchinson  
JAMES E. HUTCHINSON

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. Sept. 14 19 95  
COUNTY OF Klamath

Personally appeared the above named JAMES E. HUTCHINSON

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Redd  
Notary Public for OREGON

My commission expires 11/16/95

(seal)

Return to:

RONALD M. CLAYTON  
4717 GARY STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day  
of Sept A.D., 19 95 at 3:50 o'clock P M., and duly recorded in Vol. 25732  
of Deeds on Page 25732

FEE \$30.00

Bernetha G. Latsch, County Clerk  
Bernetha G. Latsch

09-22-95P03:50 RCVD