

MTC35780 NF

## WARRANTY DEED

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W. S. WHITE,

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

BENJAMIN W. MONROE and KELLY A. MONROE, 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 787 in Block 105 MILLS 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: 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 \$ 6,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1015 OWENS STREET, KLAMATH FALLS, OR 97603

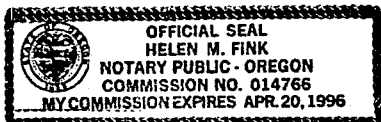
Dated this 25 day of Sept, 1995

W. S. White  
W. S. WHITE

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Sept 25 1995  
COUNTY OF Klamath  
Personally appeared the above named W. S. White

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Helen M. FinkNotary Public for OregonMy commission expires 4-20-96

Return to:

BENJAMIN W. MONROE  
1015 OWENS STREET  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co  
on this 25th day of Sept A.D. 19 95  
at 1:38 o'clock P M. and duly recorded  
in Vol. M95 of Deeds Page 25837  
Bernetha G. Letsch County Clerk  
By Opette M. Lutz Deputy.  
Fee. \$30.00