

MTC 36277 MS WARRANTY DEED Vol 195 Page

GREGORY RALPH BEARD and EVANGELINE SUZANNE BEARD, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey DEAN E. DOUDNA and DIANA DOUDNA, 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 6 IN BLOCK 5 OF FIRST ADDITION TO KELENE GARDENS, 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 \$ 48,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4847 DERBY PLACE, KLAMATH FALLS, OR 97603

Dated this 27th day of September, 1995

GREGORY RALPH BEARD

EVANGELINE SUZANNE BEARD

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath SS. September 27 19 95

Personally appeared the above named Gregory Ralph Beard and Evangeline Suzanne Beard

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Notary Public for Oregon

My commission expires 12-20-98

Return to:

DEAN E. DOUDNA
4847 DERBY PLACE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. of September A.D., 19 95 at 2:31 o'clock P M., and duly recorded in Vol. M95 on Page 26322

FEE \$30.00

Bernetha G. Fetsch, County Clerk