

MTC 36312

WARRANTY DEED

Vol. M95 Page 28133

HAROLD ELLIOT,

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

GARY R. WADE and SHARON K. WADE, 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 16 IN BLOCK 5 OF PLAT NO. 1204, LITTLE RIVER RANCH, 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 \$ 21,950.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 85701 SCHAREN RD, EUGENE, OR 97405

Dated this 9 day of Oct, 1995.

Harold Elliot
HAROLD ELLIOT

NOTARY ACKNOWLEDGEMENT

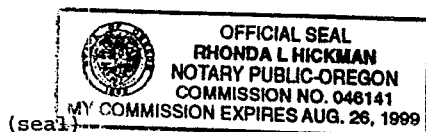
STATE OF OREGONCOUNTY OF DESCHUTESSS. OCTOBER 9 19 95

Personally appeared the above named Harold Elliot

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Rhonda L. Hickman

Notary Public for OregonMy commission expires 8-26-99

Return to:

GARY R. WADE
85701 SCHAREN RD
EUGENE, OR 97405

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title co

on this 16th day of Oct A.D., 19 95
at 3:42 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 28133.

Bernetha G. Letsch County Clerk

By Rhonda L. Hickman

Deputy.

Fee, \$30.00