

7669

10-16-95P03:42 RCVD

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WARRANTY DEED

MTC 36329MS

EVA L. WARNER,

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

MAXINE NIELSON,

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 12 IN BLOCK 9, WEST CHILOQUIN, 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.

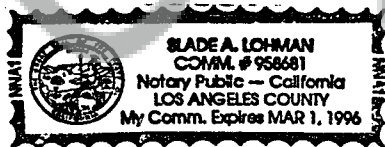
The true and actual consideration for this conveyance is \$ 16,986.37.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 994, CHILOQUIN, OR 97624

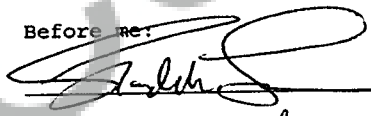
Dated this 10 day of OCTOBER, 1995

 EVA L. WARNER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIASS. OCTOBER 10 1995COUNTY OF LOS ANGELESPersonally appeared the above named EVA L. WARNERand acknowledged the foregoing instrument to be a voluntary act.

Before me:


 Notary Public for CALIFORNIA
My commission expires 3/1/96

(seal)

Return to:

MAXINE NIELSON

P.O. BOX 994

CHILOQUIN, OR 97624

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title coon 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 28146

Bernetha G. Letsch County Clerk

By Bernetha Letsch

Deputy.

Fee,

30.00