

7671

10-16-95P03:42 RCVD

WARRANTY DEED

Vol. m95 Page 28149

MTC 36496HF

DONALD R. DALTON, WHO TOOK TITLE AS WIL DALTON AND ROSANA P. DALTON WHO

ACQUIRED TITLE AS ROSANNA P. DALTON,

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

BERNICE V. WANDERSCHIED,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3702 HOMEDALE RD, KLAMATH FALLS, OR 97603

Dated this 12TH day of October, 1995

DONALD R. DALTON

ROSANA P. DALTON

NOTARY ACKNOWLEDGEMENT

STATE OF OregonSS. 10/12 19 95COUNTY OF KlamathPersonally appeared the above named Donald R Dalton + RosanaP Daltonand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me

Helen M FinkNotary Public for OregonMy commission expires 4/20/96

Return to:

BERNICE V. WANDERSCHIED
3702 HOMEDALE RD
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Tract 48 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point at the Northeast corner of Tract 48, HOMEDALE; thence South 0 degrees 20' West along the Westerly line of Homedale Road a distance of 171.79 feet; thence North 43 degrees 30' West parallel to Harlan Drive a distance of 139 feet to the Southeasterly line of property described in Deed Volume 326 at page 281; thence North 46 degrees 30' East along said Southeasterly line 119 feet to the Southerly line of Harlan Drive; thence South 43 degrees 30' East along the Southerly line of Harlan Drive a distance of 15.4 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 16th day
of October A.D., 19 95 at 3:42 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 28149.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Randall M. Henderson