

7799

MTC 35828ms

WARRANTY DEED

DEMAUROL F. TRYON, as to an undivided 50.000% interest, EDWRIS L. GROSSAINT and OSCAR A. GROSSAINT, as to an undivided 50.000% interest,, Grantor(s) hereby grant, bargain, sell and convey MATTHEW D. HOWARD and GINA M. HOWARD, 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:

THE SOUTH 40 FEET OF LOTS 41 AND 42 OF THE RESUBDIVISION OF BLOCK 125, 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 \$ 36,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 625 MITCHELL STREET, KLAMATH FALLS, OR 97601

Dated this 6th day of October, 19 95

Demaurol F. Tryon
DEMAUROL F. TRYON

BY: Oscar A. Grossaint HIS ATTORNEY IN FACT
OSCAR A. GROSSAINT

Edwris L. Grossaint
EDWRIS L. GROSSAINT

Oscar A. Grossaint
OSCAR A. GROSSAINT

NOTARY ACKNOWLEDGEMENT

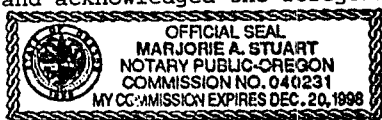
STATE OF Oregon ss. October 6 19 95

COUNTY OF Klamath

Personally appeared the above named Edwris L. Grossaint and Oscar A.

Grossaint

and acknowledged the foregoing instrument to be their voluntary act.



(Return to)
Matthew D. Howard
625 Mitchell Street
Klamath Falls, OR 97601

Before me: Margaret Stuart

Notary Public for Oregon

My commission expires 12-20-98

28426

28426

ATTORNEY-IN-FACT ACKNOWLEDGMENT

State of Oregon }
County of Klamath } ss.

On this the 6th day of October, 19 95,
before me, the undersigned Notary Public, personally appeared

Oscar A. Grossaint
Name of Attorney in Fact

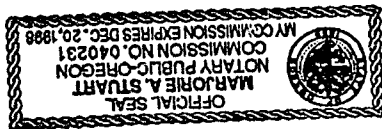
personally known to me - OR -
 proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to the within instrument

as attorney in fact of Demauro F. Tryon
Name of Person Not Appearing Before Notary

the principal, and acknowledged to me that he/she subscribed
the principal's name thereto and his/her own name as attorney
in fact.

Witness my hand and official seal.

Marjorie A. Stuart
Signature of Notary Public



OPTIONAL

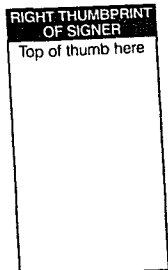
Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day
of October A.D., 19 95 at 11:42 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 28426

Bernetha G. Letsch County Clerk

By Annette Mueller

FEE \$35.00