

MTC 36115DS

WARRANTY DEED

DAVID M. WILLARD and LAVONNE M. WILLARD, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey
JAMES LYNN WILSON and BARBARA J. WILSON, 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 6 of TRACT NO. 1078, SECOND 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 \$ 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4903 Lorraine Place, Klamath Falls, OR. 97603

Dated this 27 day of Sept., 1995

David M. Willard
DAVID M. WILLARD

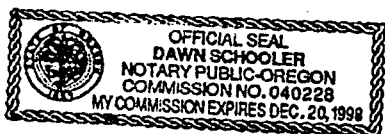
Lavonne M. Willard
LAVONNE M. WILLARD

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath ss. September 27 19 95

Personally appeared the above named David M. Willard
and Lavonne M. Willard

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler
Notary Public for Oregon

My commission expires 12/20/98

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

JAMES LYNN WILSON

4903 Lorraine Place
Klamath Falls, OR
97603

Mountain Title co.
on this 20th day of October A.D. 19 95
at 11:28 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 28660
Bernetha G. Lettich County Clerk
By Annette Mueller
Deputy.

Fee, \$30.00