WARRANTY DEED

MTC 3CB3A KR
RICHARD T. REEVES and DEBORAH L. REEVES, husband and wife, as to an undivided 1/2 interest and RODNEY W. MULLANIX and JANET L. MULLANIX, husband and wife, as to an undivided 1/2 interest,

Grantor(s) hereby grant, bargain, sell and convey VIRGINIA R. GUDMUNDSON, AN UNMARRIED INDIVIDUAL,

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 60 feet of Lot 4, Block 3, ALTAMONT ACRES, 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 \$ 42,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2803 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603 Dated this 17th day of October, 1995.

RICHARD T. REEVES
DEBORAH L. REEVES!
RODNEY W. MULLANIX
Janet L. Mullanix
NOTARY ACKNOWLEDGEMENT
STATE OF OREGON COUNTY OF KLAMATH SS. October /7 19 95
Personally appeared the above named <u>RICHARD T. REFVES</u> , <u>DEBORAH L. REEVES</u> , RODNEY W. MULLANIX and JANET L. MULLANIX
and acknowledged the foregoing instrument to be their voluntary act.
OFFICIAL SEAL KRISTI L. REDD NOTARY PUBLIC - OREGON COMMISSION NO. 010431 MY COMMISSION EXPIRES NOV. 16, 1995 Notary Public for Oregon
Virginia R. Gudmundson My commission expires 11/16/95 2003 Altamont Br. Klamath Falls DR97603

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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Filed for record at request of _ Mountain Title Co. of <u>October</u> A.D., 19 95 at 11:28 o'clock A M., and duly recorded in Vol. M95 day ___ on Page <u>28668</u> FEE Bernetha G. Letsch, County Clerk \$35.00 annette Muelles

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