

MTC 36285 HF

## WARRANTY DEED

ANGELA R. GABRIELSON, who acquired title as ANGELA R. CUNNINGHAM Grantor(s) hereby grant, bargain, sell and convey MICHAEL R. RANDALL and KAREN A. RANDALL, 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 12, Block 55, SECOND ADDITION TO HOT SPRINGS in 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:

TRUST DEED RECORDED March 7, 1979 in Vol M79, page 5227 in the Microfilm Records of Klamath County, Oregon wherein the beneficiary is Klamath First Federal Savings and Loan Association.

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 \$ 45,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 1729 Wall Klamath Falls OR 97603

Dated this 20th day of Oct., 1995

Angela R. Gabrielson  
ANGELA R. GABRIELSON

## NOTARY ACKNOWLEDGEMENT

STATE OF Idaho ss. October 20 19 95  
COUNTY OF Ada  
Personally appeared the above named Angela R. Gabrielson

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Micki Patterson

Notary Public for Idaho

My commission expires 10-01-97



Return to:  
MICHAEL R. RANDALL

1729 Wall  
Klamath Falls OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company  
on this 23rd day of October A.D., 19 95  
at 11:21 o'clock A M. and duly recorded  
in Vol. M95 of Deeds Page 28798

Bernetha G. Letsch County Clerk

By Ernette Mueller  
Deputy.

Fee, \$30.00