Vol. 1995 Page 28865

K-48478

133466

27-23728

KEY TITLE NO:

MAP NO: 2309-25-1800

ESCROW NO: TAX ACCT. NO:

After recording return to grantee herein. Until a change is requested send all tax statements to grantee herein.

GRANTEE'S NAME AND ADDRESS:

GEORGE A. OLDHAM AND RONALD A. GALLINAT 55950 WOOD DUCK CT BEND, OR 97702

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

After Recording Return to: Key Title Company 162 NW Greenwood Awa. P.Q. Box 6178 Bend, Oregon 97708

MARJORIE L. LARKIN Grantor,

conveys and warrants to:

GEORGE A. OLDHAM AND RONALD A. GALLINAT, EACH AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 3 of Chapman Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

- 1. Taxes for 1995-96 are now a lien but not yet delinquent.
- 2. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land.
- Right of way dated February 27, 1929 and recorded April 11, 1929 in Volume 85, page 547, Deed records of Klamath County, Oregon.
- 4. Terms and provisions contained in deed dated September 11, 1952 and recorded September 24, 1952 in Volume 257, page 5, Deed records of Klamath County, Oregon. Access restrictions contained in said deed are modified by Indenture of Access dated April 17. 1958, in Volume 299, page 572, Deed records of Klamath County, Oregon.

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 consideration for this conveyance is \$100,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Directors.	
Dated this 18th day of October, 1995.	
GRANTOR(S):	OFFICIAL SEAL KARIN LEA
*Mayorin L Larkin	MOTARY PUBLIC-OREGON COMMISSION NO. 014777 MY COMMISSION EXPIRES MAY 5, 1996
MARJORES L. LARKIN	5, 1330
STATE OF OREGON, County of	) ss.
	12-+ 18-H 2005

This instrument was acknowledged before me on \_\_Oct 18+1., 1995, by \_\_MARJORIE L. LARKIN

Notary Public for Oregon

My commission expires: 050596

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

\$35.00

FEE

Filed for record at request of Klamath County Title Company the 23rd day of October A.D., 19 95 at 3:12 o'clock P M., and duly recorded in Vol. M95 on Page 28865

of <u>Deeds</u> on Page <u>20003</u>

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By Annette Muelly

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