

MTC 36589 MS

## WARRANTY DEED

HARRY M. SIDES and MARY SIDES, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey  
JANET F. AVANT,

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 50 IN BLOCK 81 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT  
NO. 4, 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 \$ 2,700.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 1541, ROSEBURG, OR 97470

Dated this 24 day of Oct, 1995

Harry M Sides  
HARRY M. SIDES

Mary Sides  
MARY SIDES

## NOTARY ACKNOWLEDGEMENT

STATE OF Minnesota SS. Oct 24 19 95  
COUNTY OF Hubbard

Personally appeared the above named Harry M Sides  
and Mary Sides

and acknowledged the foregoing instrument to be their voluntary act.

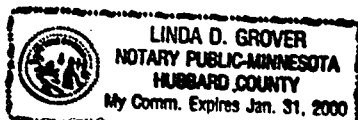
Before me:

Linda D Grover

Notary Public for Hubbard

My commission expires 1/31/2000

(seal)



Return to:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 27 day  
of Oct. A.D., 19 95 at 11:46 o'clock A. M., and duly recorded in Vol. M95  
of Deeds on Page 29363.

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller