

MTC 36497 KR

WARRANTY DEED

SHARON ANN DUNCAN and HARRIET DANNA SMITH, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey STEVEN C. PIERCE and ROBERTA M. PIERCE, 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 13 and the Westerly 9 feet of Lot 12 in Block 53 of BUENA VISTA ADDITION to the City of Klamath Falls, EXCEPTING that portion deeded to the State of Oregon, in Volume 301 at page 545, Deed Records of Klamath County, Oregon, recorded August 5, 1958, for highway purposes in the records 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 \$ 51,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 61 NEVADA AVENUE, KLAMATH FALLS, OR 97601

Dated this 9th day of November, 1995.

Sharon Ann Duncan
SHARON ANN DUNCAN

Harriet Danna Smith
HARRIET DANNA SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS.

November

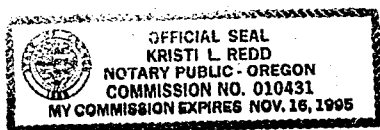
9 1995

COUNTY OF KLAMATH

Personally appeared the above named _____

SHARON ANN DUNCAN and HARRIET DANNA SMITH

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/95

(seal)

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

STEVEN C. PIERCE
61 NEVADA AVENUE
KLAMATH FALLS, OR 97601

Mountain Title Company

on this 9th day of November A.D., 19 95
at 3:42 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 30728
Bernetha G. Letsch County Clerk
By Annette Mueller
Deputy.

Fee. \$30.00

11-09-95P03:42 RCVD