

8947

11-13-95A11:03 RCVD

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## WARRANTY DEED

MTC 30536KR

MAURICE L. AUSTIN, JR.,

Grantor(s) hereby grant, bargain, sell and convey

MELVIN HAAS,

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 1 in Block 3 of TRACT 1267, NORTH RIDGE ESTATES, 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:

SUBJECT TO: Trust Deed dated February 19, 1994 and recorded February 25, 1994 in Volume M94, page 6200, Microfilm Records of Klamath County, Oregon in favor of MBK, a Partnership, as Beneficiary. The above named Grantee hereby agrees to assume and pay in full the above described Trust Deed securing a Promissory Note of even date.

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 \$ 49,350.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1628 DERBY ST., KLAMATH FALLS, OR 97601

Dated this 23rd day of October, 1995.

M. L. Austin, Jr.  
MAURICE L. AUSTIN, JR.

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

ss.

October2319 95COUNTY OF KLAMATH

Personally appeared the above named

MAURICE L. AUSTIN, JR.

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Redd

Notary Public for OregonMy commission expires 11/16/95

(seal)

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 13th day of November A.D., 19 95  
at 11:03 o'clock A M. and duly recorded  
in Vol. M95 of Deeds Page 30792  
Bernetha G. Letsch County Clerk  
By Annette Mueller Deputy.

Fee, \$30.00

Return to:

MELVIN HAAS

1628 DERBY ST.

KLAMATH FALLS, OR 97601