MTC316637 ms

WARRANTY DEED

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

ROBERT L. EVANS and A. JEANNETTE EVANS, 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 2 IN BLOCK 26 OF TRACT 1113 - OREGON SHORES, UNIT 2, 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, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 7, 1987

Recorded: January 7, 1988

Volume: M88, page 373, Microfilm Records of Klamath County, Oregon BUYERS HEREIN AGREE TO ASSUME SAID TRUST DEED

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 \$ 6,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 520, FORT KLAMATH, OR 97626

Dated this ____ // day of November, 1995.

NOTARY ACKNOWLEDGEMENT

ss. <u>543-72-0353</u>

Personally appeared the above named _______

OFFICIAL SEAL

GLENDA FAYE SWOPE
NOTARY PUBLIC - OREGON
COMMISSION NO.045684
MY COMMISSION EXPIRES JULY 25, 1999

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for Oppgon

My commission expires July 25, 1999

(seal)

Return to: ROBERT L. EVANS P.O. BOX 520 FORT KLAMATH, OR 97626

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WILL SELECTIVES WARRANTY DEED

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NOTERAL POSMOMISPOSMENT

the Mountain Title Company Filed for record at request of _ M95 P M., and duly recorded in Vol. 3:57 ___ o'clock _ November 30950 of Bernetha G. Letsch, County Clerk annette Muelles \$35.00

g* act & #600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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