

MTC 36659DS

WARRANTY DEED

MARILYN A. DYRUD,

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

GREGORY GEORGE STATHOS and LORETTA LILLIAN STATHOS, 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 in Block 38 of HILLSIDE ADDITION to the City of Klamath Falls,
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 \$ 93,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2027 LEROY ST., KLAMATH FALLS, OR 97601

Dated this 20th day of Nov, 1995.

Marilyn A. Dyrud
MARILYN A. DYRUD

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamathss. 20 Nov 19 95

Personally appeared the above named

Marilyn A. Dyrud

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Dawn SchoolerNotary Public for OregonMy commission expires 12/20/98

Return to:

GREGORY GEORGE STATHOS

2027 LEROY ST.

KLAMATH FALLS, OR 97601

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

Mountain Title Company

on this 22 day of Nov. A.D., 19 95
at 11:41 o'clock A.M. and duly recorded
in Vol. M95 of Deeds Page 32022
Bernetha G. Letsch, County Clerk

By Annette Mueller

Fee, \$30.00

Deputy.