

MTC 36607 NF

WARRANTY DEED

LARRY GENE GATLIN, TRUSTEE UNDER THE TESTAMENTARY TRUST ESTABLISHED BY THE LAST WILL AND TESTAMENT OF EVERETT EUGENE GATLIN, Grantor(s) hereby grant, bargain, sell and convey MICHAEL R. CLAIR, JR. and MARLIES B. CLAIR, 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 105 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM that portion conveyed to State of Oregon by Deed recorded April 24, 1959 in Deed Volume 312 at page 37 and 39, 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 \$ 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 770 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 20th day of November, 19 95.

TRUSTEE UNDER TESTAMENARY TRUST

BY: Larry Gene Gatlin TRUSTEE
LARRY GENE GATLIN

IDAHO

STATE OF ~~OREGON~~, County of Canyon) ss.

This instrument was acknowledged before me on 11/20, 19 95

by Larry Gene Gatlin

as Personal Representative of

of The Estate of Everett Eugene Gatlin

Edie R. R. R. R. Notary Public for Oregon Idaho

My commission expires 11/95

Return to:

MICHAEL R. CLAIR, JR.
770 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 28th day of Nov A.D. 19 95
at 3:52 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 32518

County Clerk
By Annette Mueller
Deputy.

Fee, \$30.00