

MTC 367804F

R. CLAIR KILLIAN,

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

JEFFREY RINGULET and TRENNA RINGULET, 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:

The W1/2 of Lots 1 and 2 in Block 32 of WEST KLAMATH, 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: A TRUST DEED RECORDED JULY 21, 1987 in Volume M87, page 12944, Microfilm Records of Klamath County, Oregon wherein the Beneficiary is Klamath First Federal Savings and Loan Association. The Grantees herein agree to assume and to pay this obligation in full.

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 \$ 7,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 211 North K. Street Lakeview, OR 97630

Dated this 27<sup>th</sup> day of NOVEMBER, 1995.

R. Clair Killian  
R. CLAIR KILLIAN

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. November 27 19 95  
COUNTY OF JOSEPHINE  
Personally appeared the above named R. Clair Killian

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Alice M. Manns

Notary Public for OREGON

My commission expires 11-5-99

Return to:

JEFFREY RINGULET  
211 N. "K" Street  
Lakeview, OR 97630

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 1st day of December A.D., 19 95  
at 11:44 o'clock A M. and duly recorded  
in Vol. M95 of Deeds Page 32922

Bernetha G. Letsch County Clerk

By Annette Mueller  
Deputy.

Fee, \$30.00