

MTC 36747KR

## WARRANTY DEED

CHARLES S. ALEXANDER and BONNIE L. GRANT, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey THOMAS F. EWING and KELLY M. CLAYTON, 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 3 in Block 2 of FOREST GREEN, 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 \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9011 MC LAUGHLIN, KLAMATH FALLS, OR 97601

Dated this 1st day of December, 19 95

Charles S. Alexander  
CHARLES S. ALEXANDER

Bonnie L. Grant  
BONNIE L. GRANT

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. December 1 19 95

COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

CHARLES S. ALEXANDER & BONNIE L. GRANT

and acknowledged the foregoing instrument to be theirvoluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

Return to:

THOMAS F. EWING  
9011 MC LAUGHLIN  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath SS.

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 32924

Bernetha G. Letsch County Clerk

By Annette Mueller  
Deputy.

Fee, \$30.00