

## WARRANTY DEED

*MTC34449KR*

GREG A. WADE and ROSA M. WADE, husband and wife,  
 Grantor(s) hereby grant, bargain, sell and convey  
 WARREN E. PERDUE and DEBRA K. PERDUE, 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 6 in Block 89, BUENA VISTA 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 \$ 68,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 1505 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 6th day of December, 1995

GREG A. WADE  
 GREG A. WADE

ROSA M. WADE  
 ROSA M. WADE

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. December 6 19 95

COUNTY OF KLAMATH

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

GREG A. WADE & ROSA M. WADE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd  
 Notary Public for Oregon

My commission expires 11/16/99

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Mountain Title Company  
 on this 10:38 day of December A.D., 19 95  
 at 10:38 o'clock A M. and duly recorded  
 in Vol. M95 of Deeds Page 33449  
 Bernetha G. Letsch County Clerk  
 By Bonnette Mueller

Fee, \$30.00

Deputy.

12-07-95A10:38 RCVD

Return to:  
 WARREN E. PERDUE  
 1505 CALIFORNIA AVENUE  
 KLAMATH FALLS, OR 97601