

10569 MTC 36919 KR

95 DEC 13 P3:52
WARRANTY DEED

Vol. 95 Page 34083

1800
SHARON J. JAMES AKA SHARON JAMES, MARY L. RATHBONE & LINDA MOORE,
Grantor(s) hereby grant, bargain, sell and convey

JENNIFER DU NESME,

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, Block 2 of HOT SPRINGS 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:SUBJECT TO: Trust Deed recorded on October 20, 1986 in Volume M86, page
19055, Microfilm Records of Klamath County, Oregon in favor of Klamath
First Federal Savings & Loan Association, as Beneficiary. The Grantee
named above DO NOT agree to assume nor pay and the Grantors named above
agree to hold the Grantee harmless therefrom.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 \$ 56,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 601 Main St. - 861 #204 Klamath Falls OR 97601

Dated this 12th day of December, 1995.

SHARON J. JAMES

MARY L. RATHBONE

LINDA MOORE

NOTARY ACKNOWLEDGEMENT

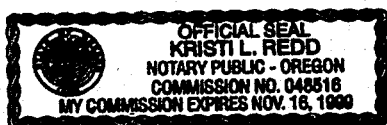
STATE OF OREGON

SS. December 12 19 95

COUNTY OF KLAMATH

Personally appeared the above named

SHARON J. JAMES, MARY L. RATHBONE and LINDA MOORE

and acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:

Notary Public for Oregon

My commission expires 11/16/99

Return to: Jennifer DuNesme

601 Main St #204
Klamath Falls OR 97601

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34084

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Company the 13 day
of Dec. A.D., 19 95 at 3:52 o'clock P. M., and duly recorded in Vol. M95,
of Deeds on Page 34083.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

[illegible]

[Signature]

RECORDED & INDEXED

[Signature]

RECORDED & INDEXED

JAMES EARL RAY
 ALBERT L. RAY
 TERRY SUBO - OREGON
 COMMISSION NO. 00000000
 EXPIRES NOV. 01, 1969