95 DEC 13 P3:52 WARRANTY DEED

10569 MTC 36919 KR

Vol. ma 5 Page 34083

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.

56,500.00. The true and actual consideration for this conveyance is \$

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 601 Main St. - 854 # 204 Kumayn Fauls OC 97601

Dated this /24 day of December

JAMES RATHBONE MARY

NOTARY ACKNOWLEDGEMENT

STATE OF	OREGON		_		12	05
COUNTY OF	KLAMATH		SS _	December		19 <u>95</u>
Personally	appeared the	above :	named		· · · · · · · · · · · · · · · · · · ·	
SHARON	J. JAMES, MAR	L. RA	THBONE	and LINDA MOOF	RE	

and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon

My commission expires ////6/99

(seal)

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10569 C. CARLON SAMES, MARKANTY DEED VOL.

Filed	for record at request of	Mountai	n Title Company		dh.a	10	
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