

10670

MTC 26673MS

WARRANTY DEED Vol. m95 Page 34293

CHARLOTTE MC CARTHY, TRUSTEE OR SUCCESSOR TRUSTEE OF THE CHARLOTTE E. MC CARTHY
1991 TRUST UTA JULY 16, 1991,
Grantor(s) hereby grant, bargain, sell and convey
STEVEN RYK ARTHUR and LEIGH ANN ARTHUR, 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 9 IN BLOCK 5 OF TRACT NO. 1145, NOB HILL, A RE-SUBDIVISION OF
PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND
ELDORADO HEIGHTS, IN 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 \$ 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 96 EULALONA COURT, KLAMATH FALLS, OR 97601

Dated this 15th day of December, 19 95

Charlotte Mc Carthy
CHARLOTTE MC CARTHY, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. December 15 19 95

Personally appeared the above named Charlotte Mc Carthy

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

Return to:

STEVEN RYK ARTHUR
96 EULALONA COURT
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Mountain Title Co
on this 15th day of Dec A.D. 19 95
at 3:45 o'clock P.M. and duly recorded
in Vol. M95 of Deeds Page 34293.

Bernetha G. Letsch County Clerk

By Bernetha G. Letsch

Fee, \$30.00

Deputy.