

MTC 3600KR

WARRANTY DEED

BUSTER W. OWENS,

Grantor(s) hereby grant, bargain, sell and convey

TIM D. CLAUSON,

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 13 AND THE WEST 25 FEET OF LOT 16, BLOCK 13, STEWART ADDITION,
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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2935 1/2 CORTEZ ST., KLAMATH FALLS', OR 97601

Dated this 13th day of December, 1995.


BUSTER W. OWENS

NOTARY ACKNOWLEDGEMENT

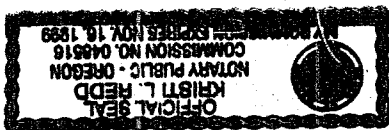
STATE OF Oregon SS. December 13 19 95

COUNTY OF Klamath

Personally appeared the above named

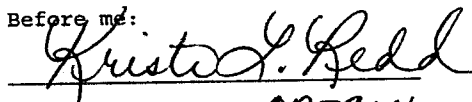
Buster W. Owens

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:



Notary Public for OREGON

My commission expires 11/16/99

Return to:

TIM D. CLAUSON
2935 1/2 CORTEZ ST.
KLAMATH FALLS', OR 97601

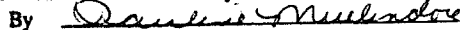
STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co

on this 21st day of Dec A.D. 19 95
at 11:47 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 34759

Bernetha G. Letsch County Clerk

By 

Deputy.

Fee, \$30.00