

MTC 36993ms

MIMS BOWEN, IX,

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

DONNA M. BEST,

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 7, BLOCK 45, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, 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 \$ 13,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3514 BURNS PLACE, MAKAWAO, HI 96768

Dated this 21 day of 12, 1995

Mims + Bowen
MIMS BOWEN, IX

NOTARY ACKNOWLEDGEMENT

STATE OF Mississippi SS. Dec 21 1995
COUNTY OF Smith

Personally appeared the above named Mims IX Bowen

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Valerie V. Oreal

Notary Public for David Garner Attorney

My commission expires Notary Public State of Mississippi At Large
My Commission Expires: December 6, 1997
BONDED THRU HEIDEN-MARCHETTI, INC.



Return to:

DONNA M. BEST
3514 BURNS PLACE
MAKAWAO, HI 96768

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 5th day of Jan A.D., 19 96 at 3:10 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 470

FEE \$30.00

Bernetha G. Fetsch, County Clerk
By Supette Huley