

MTC370XADS

WARRANTY DEED

Vol. M96 Page 1096

MARY R. SMITH,

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

MARGARET R. WENNEIS,

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 12 in Block 1 of FIRST ADDITION TO VALLEY VIEW, 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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~23169 N. POE VALLEY~~, KLAMATH FALLS, OR 97603 6105 Peck Dr.

Dated this 9th day of January 1996

Mary R. Smith
MARY R. SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF New MexicoCOUNTY OF Dona AnaSS. January 9th 1996Personally appeared the above named Mary R. Smith

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Sam Lasso

Notary Public for New MexicoMy commission expires 7/12/99

Return to:

MARGARET R. WENNEIS

~~23169 N. POE VALLEY~~ 6105 Peck Dr.

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day of Jan A.D., 1996 at 3:55 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 1096.

FEE \$30.00

By Bernetha G. Letsch County Clerk