

11897

MTC 371566 LW WARRANTY DEED

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DANIEL C. RIDGEWAY and KATHLEEN L. RIDGEWAY, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
LOWELL FINCHER,
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 3 in Block 4 of FIRST ADDITION TO NIMROD RIVER PARK, 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 \$ 4,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 284, SPRAGUE RIVER, OR 97639

Dated this 12th day of January, 1996.

Daniel C. Ridgeway
DANIEL C. RIDGEWAY

Kathleen L. Ridgeway
KATHLEEN L. RIDGEWAY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. January 12 19 96
COUNTY OF Klamath

Personally appeared the above named Daniel C. Ridgeway
and Kathleen L. Ridgeway

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby

Notary Public for Oregon

My commission expires 11/20/99

Return to:

LOWELL FINCHER
P.O. BOX 284
SPRAGUE RIVER, OR 97639

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Mountain Title Co

on this 12th day of Jan A.D., 19 96
at 3:56 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 1138
Bernetha G. Lersch County Clerk
By Shirley M. Lersch

Fee, \$30.00

Deputy.