

MTC370AMS

## WARRANTY DEED

Vol. M96 Page 1786

MARY C. WEAVER,

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

ROBERT EARL LUKENS,

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:

LOTS 1-7 INCLUSIVE OF BLOCK 7 OF MIDLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF SUNRISE STREET VACATED BY ORDER DATED OCTOBER 7, 1980, RECORDED FEBRUARY 11, 1981 AT VOLUME M81, PAGE 2111, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, WHICH INURRED THERETO.

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 \$25,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 172, MIDLAND, OR 97634

Dated this 17th day of January, 19 96

Mary C. Weaver  
MARY C. WEAVER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. Jan 5 19 96  
COUNTY OF Klamath

Personally appeared the above named Mary C. Weaver

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:

ROBERT EARL LUKENS  
P.O. BOX 172  
MIDLAND, OR 97634

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co  
on this 22nd day of Jan A.D., 19 96  
at 11:31 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 1786  
Bernetha G. Letsch County Clerk  
By Lyndelle McIntosh Deputy.

Fee, \$30.00