

UTC 37157 LW

WARRANTY DEED

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ROBERT DALE STEPHENS,

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

TERRY L. CARROLL,

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:

All that portion of Lots 7 and 8 in Block 19, of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which lies northerly of a line drawn parallel to and distant 75 feet northerly from the Southerly line of said Block 19, being the northerly 65 feet of Lots 7 and 8, Block 19 excepting the Northeasterly 18 inches of the Northwesterly 65 feet of said Lot 8.

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 \$ 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1629 CRESCENT AVENUE, KLAMATH FALLS, OR 97601

Dated this 22 day of January, 1996

Robert Dale Stephens
ROBERT DALE STEPHENS

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF CookSS. Jan 22 19 96Personally appeared the above named Robert Dale Stephens

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

John Mehringer
Notary Public for OREGON

My commission expires 9/12/98

Return to:

TERRY L. CARROLL
1629 CRESCENT AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Mountain Title Co

on this 25th day of Jan A.D., 19 96
at 11:05 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 2155

Bernetha G. Lersch County Clerk

By Bernetha G. Lersch Deputy.

Fee, \$30.00