

MTC 37235 DS

WARRANTY DEED

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ELLEN E. SHUNN and ELDA L. SALVAGE, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to CLYDE R. HARTLEY and CAROL S. HARTLEY, husband and wife, 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 1, Block 1, RIVERVIEW ADDITION, 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 \$ 11,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3540 LINDBERG, KLAMATH FALLS, OR 97601

Dated this 5 day of Feb, 1996

Ellen E Shunn
ELLEN E. SHUNN

Elida L. Salvage
ELDA L. SALVAGE

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. February 5 1996
COUNTY OF Ventura

Personally appeared the above named ELLEN E SHUNN AND
ELDA L. SALVAGE

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Betty D Martralli
Notary Public for California

My commission expires Aug 21, 1996



(seal)

Return to:

CLYDE R. HARTLEY
3540 LINDBERG
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co
on this 8th day of Feb A.D., 1996
at 11:40 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 3714
Bernetha G. Vetsch County Clerk

By Sylvia Grealy Deputy.

Fee, \$30.00