

13282

MTC 37276W

WARRANTY DEED Vol. m96 Page 4030

WARREN F. EBERSOLE and ELIZABETH J. EBERSOLE, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to
 LORI A. GALLAGHER, A MARRIED WOMAN,
 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:

Tract 12 of KIELSMEIER ACRE TRACTS, 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 \$ 84,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. BOX 303, BEATTY, OR 97621

Dated this 8 day of February, 1996

Warren F. Ebersole
 WARREN F. EBERSOLE

Elizabeth J. Ebersole
 ELIZABETH J. EBERSOLE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. February 8 1996
 COUNTY OF Klamath

Personally appeared the above named Warren F. Ebersole
and Elizabeth J. Ebersole

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby

Notary Public for OregonMy commission expires 11/20/99

Return to:

LORI A. GALLAGHER
 P.O. BOX 303
 BEATTY, OR 97621

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Mountain Title

on this 12th day of Feb A.D., 19 96
 at 3:31 o'clock P M. and duly recorded
 in Vol. M96 of Deeds Page 4030

Bernetha G. Letsch County Clerk

By Pauline Mulendore

Fee, \$30.00

Deputy.

96 FEB 12 P3:31