

13288

96 FEB 12 P3:32

MTC37295MS

## WARRANTY DEED

Vol. mag Page 4051

BETTY JEAN WOERNER,

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

CHERYL ANN ELLISTON,

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:

W1/2 NW1/4 NE1/4 SE1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: c/o General Delivery, Sprague River Post Office, Sprague River, OR 97639

Dated this 8th day of February, 1996

Betty Jean Woerner  
BETTY JEAN WOERNER

## NOTARY ACKNOWLEDGEMENT

STATE OF CaliforniaCOUNTY OF Los AngelesSS. February 8, 19 96Personally appeared the above named Betty Jean Woerner - -

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me: Shirley Castellow

see attachmentNotary Public for State of CaliforniaMy commission expires 3/6/96

Return to:

CHERYL ANN ELLISTON

c/o General Delivery Post Office

Sprague River, OR 97639

STATE OF CALIFORNIA

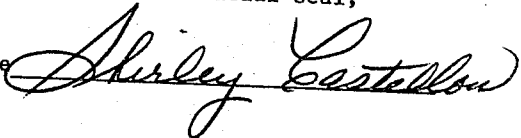
COUNTY OF Los Angeles

) ss.

On February 8, 1996, before me, the undersigned notary public, personally appeared \*\*Betty Jean Woerner\*\*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledges to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal,

Signature




(This area for official notary seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 12th day  
of Feb A.D., 19 96 at 3:32 o'clock P M., and duly noted in Vol. M96  
of Deeds on Page 4051.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch