



STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

ASPEN TITLE #01044256

Filed for record at request of:

AFTER RECORDING RETURN TO:
PATRICIA A. KEITHLEY

19 LA GOMA
Mill Valley, CA 94941

Aspen Title
on this 16th day of Feb A.D., 19 96
at 11:37 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 4475
Bernetha G. Letsch County Clerk
By [Signature] Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Fee, \$30.00

MARTIN MANLEY AND NANCY M. MANLEY, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to PATRICIA A. KEITHLEY hereinafter
called GRANTEE(S), all that real property situated in the
County of KLAMATH, State of Oregon, described as:

Lots 11 and 12, Block 20, INDUSTRIAL ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AB TAX LOT 10400

PAY "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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$42,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 25TH day of JANUARY 1996.

[Signature]
MARTIN MANLEY

[Signature]
NANCY M. MANLEY

STATE OF OREGON
County of LANE

On 2/8, 1996, MARTIN MANLEY AND NANCY M. MANLEY personally
appeared before me,

____ who is personally known to me
☒ whose identity I proved on the basis of ODL
____ whose identity I proved on the oath/affirmation of

____, a credible witness
to be the signer of the above document, and he/she acknowledged
that he/she signed it.

[Signature]
Notary Public for OREGON
My Commission Expires: 2.27.99

