

13571

96 FEB 16 AM 1:53

WARRANTY DEED

Vol. M96 Page 4490

MTC37187W

ROBERT R. WOODMAN,
Grantor(s) hereby grant, bargain, sell and convey to
DANIEL L. HARTSFIELD AND NATHAN R. LIBARIOS, AS TENANTS IN COMMON WITH RIGHTS
OF SURVIVORSHIP.,
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 18 of CASITAS, 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:

TAXES FOR THE FISCAL YEAR 1995-1996, DELINQUENT AND WILL BE PAYED BY THE
BUYER OUTSIDE OF ESCROW.

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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4253 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

Dated this 14 day of FEB 1996

Robert R. Woodman
ROBERT R. WOODMAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. February 14 19 96
COUNTY OF Klamath
Personally appeared the above named Robert R. Woodman

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires 11/20/99

Return to:
DANIEL L. HARTSFIELD
4253 ALTAMONT DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co

on this 16th day of Feb A.D. 19 96
at 11:53 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 4490.

Bernetha G. Letsch County Clerk

By Lynette Grubbs

Fee. \$30.00

Deputy.