

MTC3747LW

WARRANTY DEED

GOLDIE CLEMENS,

Grantor(s) hereby grant, bargain, sell and convey to SCOTT GORDON HEVERN and DEANNA MARIE HEVERN, 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 44 of WEST PARK in the City of Klamath Falls, 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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 504 DONALD STREET, KLAMATH FALLS, OR 97601

Dated this 26 day of February, 1996.

Goldie Clemens
GOLDIE CLEMENS

BY: Nancy Jo Mrkvicka HER ATTORNEY IN FACT
NANCY JO MRKVICKA

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. February 26 19 96
COUNTY OF Klamath

Personally appeared the above named Goldie Clemens
by: Nancy Jo Mrkvicka her attorney in fact
for Goldie Clemens
and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:
Lisa Legget-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

Return to:
SCOTT GORDON HEVERN
504 DONALD STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

Mounatin Title Company
on this 26th day of February A.D., 19 96
at 3:47 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 5172
Bernetha G Letsch County Clerk
By Cheryl Russell Deputy.

Fee, \$30.00