

MTC 37338 KR

WARRANTY DEED

C. DOUGLAS REDDELL,

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

WYN HARTSHORN,

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:

All of Lot 5 and the Southeasterly 25 feet of Lot 4 in Block 47 in HOT SPRINGS ADDITION to 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:

SUBJECT TO: Trust Deed recorded August 1, 1994 in Volume M94, page 23521, Microfilm Records of Klamath County, Oregon in favor of James R. Myers and Katherine Lynne Myers aka Katherine Lynne Maestas, each as to an undivided 1/2 interest, as Beneficiaries. The above named Grantee hereby agrees to assume and pay this Trust Deed, securing a Note of even date, in full.

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 \$ 106,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5670 Glenridge Way Klamath Falls OR 97603

Dated this 1st day of March, 19 96

C. Douglas Reddell
C. DOUGLAS REDDELL

BY: Jerrie Reddell HIS ATTORNEY IN FACT
JERRIE REDDELL

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. March 1 19 96

COUNTY OF KLAMATH

Personally appeared the above named _____

JERRIE REDDELL AS ATTORNEY-IN-FACT FOR C. DOUGLAS REDDELL

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

Return to:

WYN HARTSHORN

5670 Glenridge Way
Klamath Falls OR 97603

2800

Mountain Title Co. of Oregon
5862

5863

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 4th day
of March A.D., 19 96 at 11:52 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 5862

Bernetha G. Letsch, County Clerk

By *Cheryl Russell*

FEE \$35.00

[Faint, mostly illegible text from the deed document, appearing to be a standard legal notice or declaration.]

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EVERETT'S DES

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