

## WARRANTY DEED

UTC37539MS

IDA L. MELLENTINE AND KRISTINE M. LANZ, WHO ACQUIRED TITLE AS KRISTINE M. MELLENTINE, WITH THE RIGHTS OF SURVIVORSHIP,

Grantor(s) hereby grant, bargain, sell and convey to JOHN BROOKS and JOYCE MEYER, <sup>as</sup> to an undivided 50.000% interest, as tenants in common 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 21,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 205 Main Street, Klamath Falls, OR 97601

Dated this 5th day of March, 1996.

Ida L. Mellentine  
IDA L. MELLENTINE

Kristine M. Lanz  
KRISTINE M. LANZ

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. March 5 19 96  
COUNTY OF Klamath

Personally appeared the above named Ida L. Mellentine and Kristine M. Lanz

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT37539-MS

Return to:

JOHN BROOKS  
205 Main Street  
Klamath Falls, OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 6 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also, beginning at the Southeast corner of Lot 6, Block 13, FAIRVIEW ADDITION thence North 50 feet; thence East 44 feet; thence South 50 feet; thence west 44 feet to the point of beginning, and being a portion of the NW1/4 SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 7th day  
of March A.D., 19 96 at 11:21 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 6251.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Cheryl Russell