

MTC 37485-KR

## WARRANTY DEED

RANDY L. DOVEL and TERESA L. DOVEL, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
NICOLE M. JOLSON and GREGG L. AYERS, with the 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 30 IN BLOCK 4 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,  
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 \$ 88,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5133 LAURELWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 11th day of March, 1996.

Randy L. Dovel  
RANDY L. DOVEL

Teresa L. Dovel  
TERESA L. DOVEL

## NOTARY ACKNOWLEDGEMENT

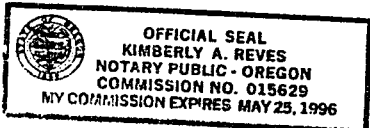
STATE OF Oregon

COUNTY OF Klamath

ss. March 11 19 96

Personally appeared the above named RANDY L. DOVEL AND  
TERESA L. DOVEL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires May 25, 1996

ESCROW NO. MT37485-KR

Return to:

NICOLE M. JOLSON  
5133 LAURELWOOD DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Company  
on this 12th day of March A.D., 19 96  
at 3:55 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 6666  
Bernetha G Letsch County Clerk  
By Cheryl A. Reves  
Fee, \$30.00 Deputy.

96 MAR 12 P3:55