

15467

96 MAR 27 AM 1:50

Vol. ma Page- 8481

WARRANTY DEED

MT37633-KR

PERRY L. WELKER and PAULETTA Z. WELKER, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
ROBERT EUGENE QUACKENBUSH and SHARON E. QUACKENBUSH, 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:

ALL OF BLOCK 204, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS,
OREGON, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON,
BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED JUNE 23,
1959 IN BOOK 261, PAGE 415, DEED RECORDS 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 \$ 62,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 26th day of March, 1996

Perry L. Welker
PERRY L. WELKER

Pauletta Z. Welker
PAULETTA Z. WELKER

NOTARY ACKNOWLEDGEMENT

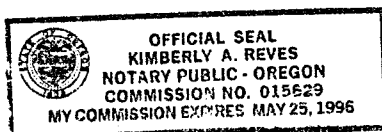
STATE OF OREGON SS. March 26, 19 96

COUNTY OF KLAMATH

Personally appeared the above named PERRY L. WELKER AND

PAULETTA Z. WELKER

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

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

ESCROW NO. MT37633-KR

Return to:

ROBERT EUGENE QUACKENBUSH
P.O. Box 115
Keno, OR 97627

AmeriTitle
on this 27th day of March A.D. 19 96
at 11:50 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 8481
Bernetha G Letsch, County Clerk
By Kimberly A. Reves Deputy.

Fee, \$30.00