

16369

MTC 37417-mq
WARRANTY DEED

Vol. m96 Page 10326

JAMES ROBERT GOLDEN, SR. and BARBARA A. GOLDEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
TAWNYA MARIE HARTOG,
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 6 IN BLOCK 14 OF TRACT 1071, FIRST ADDITION TO THE MEADOWS, 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 \$ 75,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4402 MEADOWS DRIVE, KLAMATH FALLS, OR 97603

Dated this 16 day of April, 1996

James Robert Golden, Sr.
JAMES ROBERT GOLDEN, SR.

Barbara A. Golden
BARBARA A. GOLDEN

NOTARY ACKNOWLEDGEMENT

STATE OF VIRGINIA SS. APRIL 10TH, 1996

COUNTY OF PITTSBURGH - CITY OF DANVILLE

Personally appeared the above named JAMES ROBERT GOLDEN, SR.

AND BARBARA A. GOLDEN

and acknowledged the foregoing instrument to be A voluntary act.

Return: Tawnya Marie Hartog
4402 Meadows Drive
Klamath Falls, Oregon 97603

Before me:

Frank B. Hudgins

Notary Public for VIRGINIA

My commission expires JAN 31 1999

(seal)

STATE OF OREGON, ss.
County of Klamath,

Filed for record at request of:

AmeriTitle

on this 12th day of April A.D., 19 96
at 2:26 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 10326

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

