

16387

96 APR 12 P4:00

WARRANTY DEED

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MTC 37825DS

PETE BOURDET ALSO KNOWN AS PETER BOURDET,

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

THEODORE F. SPRINGER and PATRICIA A. SPRINGER, as tenants by the entirety, 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:

"Parcel 1 of Land Partition 47-94" being Parcel 2 of "Land Partition 32-91" as adjusted by boundary Line Adjustment 1-92, situated in Sections 26 and 27, Township 34 South, Range 8 East of the Willamette Meridian, 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 \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 727 LOMA PRIETA DR., APTOS, CA 95003

Dated this 12th day of APRIL, 1996.

Pete Bourdet
PETE BOURDET

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. APRIL 12 19 96
COUNTY OF KLAMATH

Personally appeared the above named _____

Pete Bourdet, also known as Peter Bourdet

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)

ESCROW NO. MT37825-DS

Return to:

THEODORE F. SPRINGER
727 LOMA PRIETA DR.
APTOS, CA 95003

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of April A.D., 19 96 at 4:00 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 10367

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Cheryl Russell