

16542

96 APR 17 AM 43

MTC 37600HF

WARRANTY DEED

Vol. M96 Page 10679

ROBERT JAMES HARTER and PATRICIA M. HARTER,
Grantor(s) hereby grant, bargain, sell and convey to:
PATRICIA L. SCHROEDER,
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 10, Block 5 of TRACT NO. 1093, PINECREST, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon. TOGETHER WITH A 1974 PREST Mobile Home with license plate
#X106489 which is situate on the property described herein.

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 372 Bly, OR 97622

Dated this 15th day of April, 1996.

Robert James Harter
ROBERT JAMES HARTER

Patricia M. Harter
PATRICIA M. HARTER

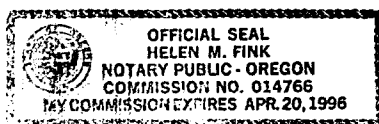
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF KLAMATH SS. April 16 19 96

Personally appeared the above named

ROBERT JAMES HARTER AND PATRICIA M. HARTER

and acknowledged the foregoing instrument to be THEIR voluntary act.



(seal)

Before me:

Helen M. Fink

Notary Public for OREGON

My commission expires 4/20/96

ESCROW NO. MT37600-HF

Return to:

PATRICIA L. SCHROEDER

P.O. BOX 372
Bly, OR 97622

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 17th day of April A.D., 19 96
at 11:43 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 10679.

Bernetha G Letsch, County Clerk

By

Cheryl Russell
Deputy.

Fee, \$30.00