

16608

WARRANTY DEED

Vol. 196 Page 10793

MTC 37628HF

DAVID G. DUFFITT and JULIA A. DUFFITT,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES F. BURGESS AND JANICE M. BURGESS, WHO ARE MARRIED TO EACH OTHER,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 242 SW 11TH STREET, POMPANO BEACH, FL 33060

Dated this 15 day of April, 1996

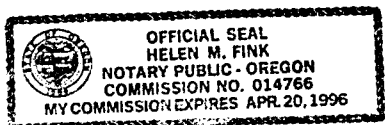
David G. Duffitt
DAVID G. DUFFITT

Julia A. Duffitt
JULIA A. DUFFITT

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. April 15 1996
COUNTY OF KLAMATH
Personally appeared the above named DAVID G. DUFFITT AND
JULIA A. DUFFITT

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me

Helen M. Fink
Notary Public for OREGON

My commission expires 4/20/96

(seal)

ESCROW NO. MT37628-HF

Return to:
JAMES F. BURGESS
242 SW 11TH STREET
POMPANO BEACH, FL 33060

96 APR 18 AM 1:14

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 9 and 10, Block 103, BUENA VISTA ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion conveyed to State of Oregon, by and through its State Highway Commission recorded July 16, 1958 in Deed Volume 301, page 76, Deed Records of Klamath County, Oregon, more particularly described as follows:

That said parcel being that portion of said Lots 9 and 10 lying Northeasterly of a line which is parallel to and 100 feet Southwesterly of the center line of the Dalles-California Highway as said Highway has been relocated.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 18th day
of April A.D., 19 96 at 11:14 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 10793.

FEE \$35.00

Bernetha G Letsch, County Clerk

By Cheryl Russell