

16637

MTC 378500S

WARRANTY DEED

Vol. m96 Page 10858

M. WANDA RUTTER,

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

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:

The North half of Lot 14, Block 2 SECOND ADDITION TO ALTAMONT ACRES, 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 \$ 39,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5670 Glenridge Way, Klamath Falls, OR. 97603

Dated this 16th day of April, 1996.M. Wanda Rutter
M. WANDA RUTTER

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamath SS. April 19 96

Personally appeared the above named

M. Wanda Rutterand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me: Carole RhodenCarole RhodenNotary Public for OregonMy commission expires 10.3.99

ESCROW NO. MT37850-DS

Return to:

WYN HARTSHORN

5670 Glenridge Way
Klamath Falls, OR. 97603STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

AmeriTitleon this 18th day of April A.D. 19 96
at 3:55 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 10858

Bernetha G Letsch, County Clerk

By Cherry Russell

Fee, 30.00

Deputy.