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WARRANTY DEED

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MTC37901MS

TONY PIDGEON,

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

ALFRED L. EDGAR,

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 13, BLOCK 3 OF CHILOQUIN DRIVE ADDITION, 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 \$ 21,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3370 LAKE FOREST ROAD, CHILOQUIN, OR 97624

Dated this 22nd day of April, 1996

Tony Pidgeon
TONY PIDGEON

NOTARY ACKNOWLEDGEMENT

STATE OF

Oregon

ss.

April 22, 1996

COUNTY OF

Klamath

Personally appeared the above named

Tony Pidgeon

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for

My commission expires



(seal)

ESCROW NO. MT37901-MS

Return to:

ALFRED L. EDGAR
3370 LAKE FOREST ROAD
CHILOQUIN, OR 97624

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

AmertTitle
on this 23rd day of April A.D. 19 96
at 3:57 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 11338
Bernetha G Letsch, County Clerk
By Shirley Swannell Deputy.

Fee, \$30.00