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16871

MT37818MS

WARRANTY DEED

Vol. Mac Page 11374

DOROTHY SUMRALL,

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

JESSE JACKMAN WITHERS,

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 16, BLOCK 69 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, 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 \$ 5,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: BOX 138 AAA, ROUTE 2, TULELAKE, CA 96134

Dated this 15 day of April, 1996

Dorothy Sumrall
DOROTHY SUMRALL

NOTARY ACKNOWLEDGEMENT

STATE OF Arizona ss. 15th April 1996
COUNTY OF Maricopa

Personally appeared the above named Dorothy Sumrall

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Sharro Jo Woodring
Notary Public for State of Arizona

My commission expires 20 October 1999

(seal)

ESCROW NO. MT37818-MS

Return to:

JESSE JACKMAN WITHERS
BOX 138 AAA, ROUTE 2
TULELAKE, CA 96134

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 24th day of April A.D. 19 96
at 9:53 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 11374

Bernetha G Letsch, County Clerk

By Dorothy Sumrall

Deputy.

Fee, \$30.00