

96 APR 24 19 58

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16875

WARRANTY DEED

M. L. STEWART, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey to:
JEFF A. PROULX and REBECCA M. PROULX, husband and wife,
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 8, Block 3 of TRACT NO. 1206 FIRST ADDITION TO NORTH HILLS, 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 \$ 110,082.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5671 GLENRIDGE WAY, KLAMATH FALLS, OR 97603

Dated this 19th day of April, 1996.

M. L. STEWART, INC., an Oregon corporation

BY: Melvin L. Stewart PRESIDENT
MELVIN L. STEWART

BY: Mary Lou Stewart SECRETARY
MARY LOU STEWART

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on April 19, 1996

by MELVIN L. STEWART, PRESIDENT & MARY LOU STEWART, SECRETARY

of M. L. STEWART, INC., an Oregon corporation

Kristi L. Redd
Notary Public of Oregon

My commission expires 11/16/99



ESCROW NO. MT37806-KR

Return to:
JEFF A. PROULX
5671 GLENRIDGE WAY
KLAMATH FALLS, OR 97603

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 9:58 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 1137B

Bernetha G Letsch, County Clerk

By [Signature] Deputy.

Fee, \$30.00