

17067

96 APR 26 P1:46

WARRANTY DEED

11786

MTC37739MS

Vol. M96 Page

MAGGIE VAN NES,

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

MICHAEL S. CROFOOT and DENAE L. CROFOOT, 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:

THE EASTERLY 60 FEET OF LOT 1, BLOCK 18 OF FAIRVIEW ADDITION NO. 2 TO THE CITY OF THE KLAMATH FALLS, 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 \$ 42,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1342 LOOKOUT STREET, KLAMATH FALLS, OR 97601

Dated this 19th day of April, 1996

Maggie Van Nes
MAGGIE VAN NES

NOTARY ACKNOWLEDGEMENT

Province British Columbia
STATE OF British Columbia ss. April 19 19 96
City Victoria
COUNTY OF Victoria

Personally appeared the above named Maggie Van Nes

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Russell

Notary Public for British Columbia

My commission expires Dec 31/96

Witnessed as to execution only:
No advice sought or given.
(seal)

ESCROW NO. MT37739-MS

Return to:

MICHAEL S. CROFOOT
1342 LOOKOUT STREET
KLAMATH FALLS, OR 97601

DEANNA RIVERS
Barrister & Solicitor
201-900 Gorge Road West
Victoria, B.C. V9A 1M6

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 26th day
of April A.D., 19 96 at 1:46 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 11786

FEE \$30.00

By Bernetha G. Letsch, County Clerk