

17119

WARRANTY DEED

Vol. m96 Page 11946

MT37906KA

RANDALL L. GARNER and JENEE M. GARNER, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
KARL SPALT,
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 3, Block 4 of TRACT NO. 1091, LYNNHWOOD, 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 \$ 23,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 802 N. ELDORADO, KLAMATH FALLS, OR 97601

Dated this 25 day of April, 19 96

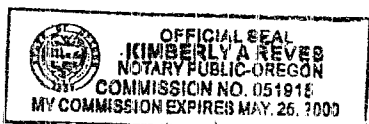
Randall L. Garner
RANDALL L. GARNER

Jenee M. Garner
JENEE M. GARNER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. April 25 19 96
COUNTY OF KLAMATH
Personally appeared the above named RANDALL L. GARNER AND
JENEE M. GARNER

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/26/2000

(seal)

ESCROW NO. MT37906-KA

Return to:

KARL SPALT
802 N. ELDORADO
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 29th day of April A.D. 19 96
at 11:48 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 11946.

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee. \$30.00