

17146

WARRANTY DEED

Vol. M96 Page 11993MTC 37976 MS
WILLIAM J. LODERMEIER,

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

REFUGIO VARGAS GARCIA,

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 40, BLOCK 48 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2 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 \$ 4,700.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 211, BEATTY, OR 97621

Dated this 25 day of April, 1996William J. Lodermeier
WILLIAM J. LODERMEIER

NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON SS. April 25 1996
COUNTY OF KINGPersonally appeared the above named William J. Lodermeierand acknowledged the foregoing instrument to be his voluntary act.

Before me:

Samuel RussellNotary Public for WASHINGTONMy commission expires 12/4/96

(seal)

ESCROW NO. MT37976-MS

Return to:

REFUGIO VARGAS GARCIA

P.O. BOX 211

BEATTY, OR 97621

STATE OF OREGON. SS.
County of Klamath

Filed for record at request of:

Amer. Title
on this 29th day of April A.D. 19 96
at 3:51 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 11993
Bernetha G Letsch, County Clerk
By Samuel Russell
Deputy.

Fee, \$30.00