

17259

MTC 37865MS

96 MAY -1 11:51

WARRANTY DEED

12270

Vol. M96 Page

KAREN K. BUEL, WHO TOOK TITLE AS KAREN ROPER

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

ROBERT JOHN BUEL and KAREN KAY BUEL, 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 NORTH 75 FEET OF LOT 11, BLOCK 4, FIRST ADDITION TO TONATEE HOMES,
 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 \$.0

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4319 GARY STREET, KLAMATH FALLS, OR 97603

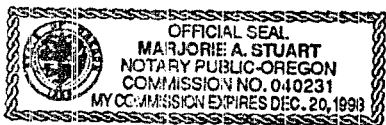
Dated this 30th day of April, 1996

Karen K. Buel
 KAREN K. BUEL

NOTARY ACKNOWLEDGEMENT

STATE OF Oregonss. April 30 19 96COUNTY OF KlamathPersonally appeared the above named Karen K. Buel

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marjorie A. Stuart
 Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37865-MS

Return to:

ROBERT JOHN BUEL
 4319 GARY STREET
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle
 on this 1st day of May, A.D. 19 96
 at 11:51 o'clock AM and duly recorded
 in Vol. M96 of Deeds Page 12270
 Bernetha G Letsch, County Clerk
 By Cheryl A. Stuart Deputy.

Fee, \$30.00