

17351

96 MAY -2 AM '96

MT37977-HF

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WARRANTY DEED

Vol. M96 Page 12562

OSCAR WILLIAM CARLSON and ELIZABETH ANNE CARLSON,
Grantor(s) hereby grant, bargain, sell and convey to:
MARK A. CAVE and FAITH CAVE, 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 62, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,
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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2815 WANTLAND AVE, KLAMATH FALLS, OR 97601

Dated this 1st day of May, 1996

Oscar William Carlson Sr.
OSCAR WILLIAM CARLSON

Elizabeth Anne Carlson
ELIZABETH ANNE CARLSON

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on May 1, 1996, 19____
by OSCAR WILLIAM CARLSON AND ELIZABETH ANNE CARLSON

XXX

XXX

Lisa Legget - Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT37977-HF

Return to:
MARK A. CAVE
2815 WANTLAND AVE
KLAMATH FALLS, OR 97601



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 2nd day of May A.D., 19 96
at 11:56 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 12562

Bernetha G Letsch, County Clerk

By Cheryl Swaine

Deputy.

Fee. \$30.00