

17398

96 MAY -2 P3:58

MTC37731HF

WARRANTY DEED

Vol. M96 Page 12659

MARIE WHITLATCH,

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

AUDIE VERNON KEFFER and BARBARA KEFFER, 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 W 1/2 NE 1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, 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 \$ 32,000.00, . AND LOVE AND AFFECTION.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3630 ONYX AVE, KLAMATH FALLS, OR 97603

Dated this 1 day of May, 1996

Marie Whitlatch
MARIE WHITLATCH

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. May 119 96

Personally appeared the above named

MARIE WHITLATCH

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby

Notary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT37731-HF

Return to:

AUDIE VERNON KEFFER

3630 ONYX AVE

KLAMATH FALLS, OR 97603

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 3:58 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 12659

Bernetha G Letsch, County Clerk

By Cheryl Russell

Fee. \$30.00

Deputy.