

UTC3T182MS

WARRANTY DEED

Vol. M96 Page 14171

GERTRUDE M. SMITH,

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

JEFFERY W. CHASE and SUE L. CHASE, 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 EAST 40 FEET OF LOT 10 AND WEST 20 FEET OF LOT 11 IN BLOCK 5, SECOND ADDITION TO BUREKER PLACE, 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 \$ 74,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4755 CLINTON AVENUE, KLAMATH FALLS, OR 97603

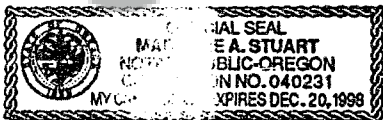
Dated this 16th day of May, 1996

Gertrude M. Smith
GERTRUDE M. SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath SS. May 16 1996
Personally appeared the above named Gertrude M. Smith

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Margaret A. Russell
Notary Public for Oregon
My commission expires 12/20/98

(seal)

ESCROW NO. MT37782-MS

Return to:

JEFFERY W. CHASE
4755 CLINTON AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 16th day of May A.D., 19 96
at 3:13 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 14171
Bernetha G Letsch, County Clerk
By Cherry Russell Deputy.

Fee, \$30.00