

18207

96 MAY 16 P3:13

## WARRANTY DEED

Vol. M96 Page 14177

UTC 38011 MS  
 ANTHONY D. TYREE and MICHELLE H. TYREE, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 LYLE W. WHITSETT,  
 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 12, BLOCK 12 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 91,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 5463 BRENTWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 15th day of May, 1996.

Anthony D. Tyree  
 ANTHONY D. TYREE

Michelle H. Tyree  
 MICHELLE H. TYREE

## NOTARY ACKNOWLEDGEMENT

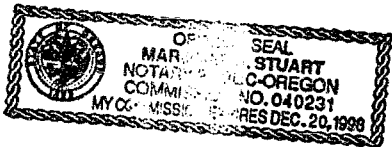
STATE OF Oregon

COUNTY OF Klamath

SS. May 15 19 96

Personally appeared the above named Anthony D. Tyree and Michelle H. Tyree

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

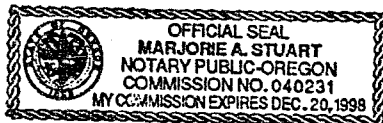
Marjorie A. Stuart  
 Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT38011-MS

Return to:

STATE OF OREGON: COUNTY OF KLAMATH: ss.



Filed for record at request of AmeriTitle the 16th day  
 of May A.D., 19 96 at 3:13 o'clock PM., and duly recorded in Vol. M96  
 of Deeds on Page 14177.

FEE \$30.00

Return: Lyle W Whitsett  
23131 W Poe Valley Road  
Klamath Falls, Oregon 97603

By

Bernetha G. Letsch, County Clerk