COST SECURIOR SECURIOR 96 NAY 16 P3:13

WARRANTY DEED

Vol. 196 Page 14178

16637

MTC 37850DS

M. WANDA RUTTER,

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

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 half of Lot 14, Block 2 SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the

County Clerk of Klamath County, Oregon. EXCEPTING THEREFORM the East 5 feet thereof conveyed to Klameth County for road purposes by instrument recorded July 1, 1965, Vol. 362, page 563 Deed Records of Klameth*** 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.

***County, Oregon.

THIS DEED SHALL BE RE-RECORDED TO COMPLETE THE LICAL DESCRIPTION

16 th day of

Personally appeared the above named

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 \$ 39,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5670 Glenridge Way, Klamath Falls, OR. 97603

Dated this 16 day of	April	, 19 <u>96</u> .	
		m. Wanda	Butter
<i>;</i>	M. WAN	DA RUTTER	
NOTARY ACKNOWLEDGEMENT			
		*	
STATE OF <u>Oregon</u>	 ss	April	19 <u>96</u>
COUNTY OF Klamath			

M. Wanda Rutter and acknowledged the foregoing instrument to be her voluntary act.

OFFICIAL CAROLE RHODEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 047579
MY COMMISSION EXPIRES OCT. 3, 1999

Notary Public for Oregon

My commission expires 10.3.99

(seal)

ESCROW NO. MT37850-DS

Return to: WYN HARTSHORN 5670 Glenridge Way Klamath Falls, OR. 97603 STATE OF OREGON, County of Klamath

Filed for record at request of:

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	for record at May	request of	AmeriTitle at 3:13 o'clock	pM., and duly recorded in Vol. M96
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FEE	\$10.00	Re-Recorded to Cor	rect Notary By_	Chuy Susuel
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