

18289

'96 MAY 17 AM 11:45

WARRANTY DEED

Vol. M96 Page 14345

MTC 38049LW

MARGARET MARY WOODY,

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

JOAN HORNECKER,

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 101 of THIRD ADDITION TO SPORTSMAN PARK, 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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 1376, JACKSONVILLE, OR 97530

Dated this 16 day of May, 1996

Margaret Mary Woody
MARGARET MARY WOODY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 16 19 96
COUNTY OF Klamath

Personally appeared the above named _____

Margaret Mary Woody

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT38049-LW

Return to:

JOAN HORNECKER

P.O. BOX 1376

JACKSONVILLE, OR 97530

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

AmeriTitle
on this 17th day of May A.D., 19 96
at 11:45 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 14345.

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00