

18686

'96 MAY 24 AM 11:55

WARRANTY DEED

MT37132-PS

Vol. M96 Page 15175

MTC 37132-PS

MARLENE WESTFALL-COSGROVE, who acquired title as Marlene M. Cosgrove,
Grantor(s) hereby grant, bargain, sell and convey to:

DAVID J. GOODWIN
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 SE 1/4 of Government Lot 1 of Section 18, Township 35 South, Range 13
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 \$ to clear title

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO Box 3137 Stateline, NV 89449

Dated this 17 day of May, 1996

Marlene Westfall Cosgrove
MARLENE WESTFALL-COSGROVE

NOTARY ACKNOWLEDGEMENT

STATE OF Washington SS. May 17 19 96
COUNTY OF Kitsap

Personally appeared the above named Marlene Westfall-Cosgrove

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Kimberly K. Ueland

Notary Public for Washington

My commission expires 6/17/96

(seal)

ESCROW NO. MT37132-PS

Return to:

David J. Goodwin

PO Box 3137

Stateline, NV 89449

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 24th day
of May A.D., 19 96 at 11:55 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 15175

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Cheryl Russell