

18692

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MTC37928 MS

## WARRANTY DEED

JOSEPH H. FRANCISCO and DOROTHY L. FRANCISCO, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
GORDON L. WOLFE,  
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 8, BLOCK 10 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 11871 Hwy 66, Ashland, OR 97520

Dated this 6th day of May, 1996

Joseph H. Francisco  
JOSEPH H. FRANCISCO

Dorothy L. Francisco  
DOROTHY L. FRANCISCO

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 6 19 96  
COUNTY OF Klamath  
Personally appeared the above named Joseph H. Francisco and Dorothy L. Francisco

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT37928-MS

Return to:  
Gordon L. Wolfe  
11871 Hwy 66  
Ashland, OR 97520

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle

on this 24th day of Deeds A.D., 19 96  
at 11:55 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page 15185.  
Bernetha G Letsch, County Clerk

By Cheryl J. Russell Deputy.

Fee, \$30.00