

MTC38242LW

ROSE M. HELMERS,

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

FRANCES VALLEJOS,

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 4 and Northwesterly 55 feet of Southwesterly 4 feet of Lot 3 in Block 85 of KLAMATH ADDITION to the City of Klamath Falls, 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 \$ 36,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 414 WALNUT STREET, KLAMATH FALLS, OR 97601

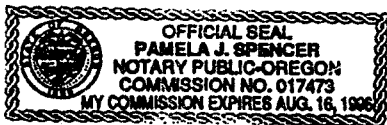
Dated this 28th day of May, 1996

Rose M. Helmers  
ROSE M. HELMERS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 5/28 19 96  
COUNTY OF Klamath  
Personally appeared the above named ROSE M. HELMERS

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Pamela J. Spencer  
Notary Public for Oregon  
My commission expires 8/16/96

ESCROW NO. MT38242-LW

Return to:

FRANCES VALLEJOS  
414 WALNUT STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON.  
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 29th day of May A.D., 19 96  
at 11:25 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page 15454.

Bernetha G Letsch, County Clerk

By

Shirley J. Marshall  
Deputy.

Fee, \$30.00

96 MAY 29 AM 11:25