

18919

WARRANTY DEED

Vol M96 Page 15669

MTC38024LW

CLARA A. BRIDGES,

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

DAVID A. POLANDER and MICHELLE R. POLANDER, husband and wife,

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 East 110 feet of TRACT NO. 83, PLEASANT HOME TRACTS NO. 2, 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 \$ 88,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2036 MADISON STREET, KLAMATH FALLS, OR 97603

Dated this 28 day of May, 1996

Clara A. Bridges
CLARA A. BRIDGES

NOTARY ACKNOWLEDGEMENT

STATE OF TennesseeCOUNTY OF Montgomery

SS.

May 28, 19 96

Personally appeared the above named

Clara Ann Bridges

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Kara M. Dille

Notary Public for

Heritage BankMy commission expires 09-14-98.

(seal)

ESCROW NO. MT38024-LW

Return to:

DAVID A. POLANDER
2036 MADISON STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON,

County of Klamath SS.

Filed for record at request of:

AmeriTitle

on this 30th day of May A.D., 19 96
at 3:55 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 15669

Bernetha G Letsch, County Clerk

By

Cheryl Russell

Deputy.

Fee, \$30.00