

13972

MTC-37816-MS

WARRANTY DEED

Vol. 96 Page 15833

CHRISTOPHER M. VAN ACKER,

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

DAWNA D. OKSEN,

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 NORTH 60 FEET OF LOT 26 AND THE SOUTH 10 FEET OF LOTS 24 AND 25, LOST RIVER COURT ADDITION TO MERRILL, 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 \$ 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: c/o 4075 Collier Lane, Klamath Falls, OR 97603

Dated this 31st day of May, 1996.

Christopher M. Van Acker  
CHRISTOPHER M. VAN ACKER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 31 1996

COUNTY OF Klamath

Personally appeared the above named Christopher M. Van Acker

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marjorie A. Stuart  
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37816-MS

Return to:

DAWNA D. OKSEN

c/o 4075 Collier Lane

Klamath Falls, OR 97603

STATE OF OREGON. ss.  
County of Klamath

Filed for record at request of:

AmeriTitle  
on this 31st day of May A.D., 19 96  
at 11:46 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 15833  
Bernetha G Letsch, County Clerk  
By Cheryl Russell  
Deputy.

Fee, \$30.00

96 MAY 31 AM 1:46