

18975

WARRANTY DEED

Vol. 96 Page 15842

MTC 38231 KR

SYLVIA ROBERTS,
Grantor(s) hereby grant, bargain, sell and convey to:
LOST RIVER LAND & CATTLE, INC., an Oregon Corporation,
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 19 of LAKEWOOD HEIGHTS, 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 \$ 7,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1428 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 29 day of May, 1996

Sylvia Roberts
SYLVIA ROBERTS

NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON ss. May 29 1996

COUNTY OF Clallam

Personally appeared the above named

SYLVIA ROBERTS

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Marcia L. Bingham
MARCIA L. BINGHAM
Notary Public for Oregon WASHINGTON

My commission expires 12-5-96

(seal)

ESCROW NO. MT38231-KR

Return to:
LOST RIVER LAND & CATTLE, INC.
1428 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 31st day of May A.D., 1996
at 11:46 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 15842.
Bernetha G Letsch, County Clerk
By *Cheryl Russell* Deputy.

Fee, \$30.00

96 MAY 31 AM 11:46