

19019

WARRANTY DEED

Vol 196 Page 15944

MTC 38181KR

ROWE F. KINNEY, JR. WHO TOOK TITLE AS ROWE F. KINNEY,
Grantor(s) hereby grant, bargain, sell and convey to:
SHERYL STROEDE,

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 KIAMATH and State of Oregon, to wit:

The Southerly 50 feet of Tract 4, BAILEY TRACTS, 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 \$ 64,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 2884 Homedale Rd., Klamath Falls, OR 97603

Dated this 31st day of May 19 96

Rowe F. Kinney, Jr.
ROWE F. KINNEY, JR.

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. May 31 19 96

COUNTY OF KLAMATH

Personally appeared the above named _____

ROWE F. KINNEY, JR.

and acknowledged the foregoing instrument to be his voluntary act.



before me:
Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT38181-KR

Return to:
SHERYL STROEDE
2884 HOMEDALE RD
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 3:51 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 15944

Bernetha G Letzsch, County Clerk
By [Signature] Deputy.

Fee \$30.00

96 MAY 31 P3:51