

19077

MT38179-MS

WARRANTY DEED

Vol. M96 Page 16042

CARLA GUNN,

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

PAUL W. DAVENPORT,

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 3 IN BLOCK 62 OF LAKEVIEW 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 \$ 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2126 OHIO AVENUE, KLAMATH FALLS, OR 97601

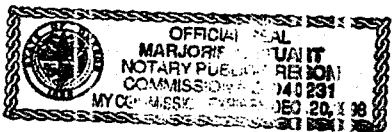
Dated this 23rd day of May, 1996

Carla Gunn
 CARLA GUNN

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. May 23 19 96Personally appeared the above named Carla Gunn

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marjorie Russell
 Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT38179-MS

Return to:

PAUL W. DAVENPORT
 2126 OHIO AVENUE
 KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle

on this 3rd day of June A.D. 19 96
 at 11:31 o'clock AM and duly recorded
 in Vol. M96 of Deeds Page 16042

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00

96 JUN -3 AM 1:31