

19082

MTC 38208-KR

## WARRANTY DEED

Vol. M96 Page 16048

M. L. STEWART, INC., an Oregon Corporation,  
Grantor(s) hereby grant, bargain, sell and convey to:  
JERRY S. OTIS and DEBRA M. OTIS, 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:

Lot 3, Block 16 of TRACT NO. 1220 - FOURTH ADDITION TO THE MEADOWS,  
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 \$ 122,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5038 VILLA DRIVE, KIAMATH FALLS, OR 97603

Dated this 31st day of May, 1996

M. L. STEWART, INC., an Oregon corporation

BY: Melvin L. Stewart PRESIDENT  
MELVIN L. STEWART

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 31, 1996

by MELVIN L. STEWART

as PRESIDENT

of M.L. STEWART, INC. (an Oregon corporation)

Notary Public of Oregon

My commission expires 11/16/99



ESCROW NO. MT38208-KR

Return to:

JERRY S. OTIS  
5038 VILLA DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle  
on this 3rd day of June A.D., 19 96  
at 11:32 o'clock AM, and duly recorded  
in Vol. M96 of Deeds Page 16048  
Bernetha G Letsch, County Clerk  
By [Signature] Deputy.

Fee, \$30.00

96 JUN -3 AM 1:32