

19316

MTC 38206-KA

WARRANTY DEED

Vol. m96 Page 16560

ANN S. EMLEY,

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

EDMOND PRINCE and MARY K. PRINCE, 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 13 in Block 71 of BUENA VISTA 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 \$ 27,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 202, BEATTY, OR 97621

Dated this 6 day of June, 1996.

Ann S. Emley
ANN S. EMLEY

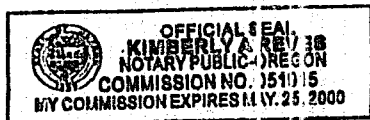
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS.

June 619 96COUNTY OF KLAMATHPersonally appeared the above named ANN S. EMLEY

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kimberly A. Revere

Notary Public for OregonMy commission expires 5/25/2000

ESCROW NO. MT38206-KA

Return to:

EDMOND PRINCE

P.O. BOX 202

BEATTY, OR 97621

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 6th day of June A.D., 19 96 at 11:07 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 16560.

FEE \$30.00

By Bernetha G. Letsch, County Clerk

Cheryl Russell

96 JUN -6 AM 1:07