

19319

Vol. M96 Page 16564

MTC 38254-KR

## WARRANTY DEED

WINIFRED C. HARTSHORN,  
Grantor(s) hereby grant, bargain, sell and convey to:  
JOHN W. PATTON and EARLA H. PATTON, 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 in Block 41 of HOT SPRINGS 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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address:

Dated this 30th day of May, 1996

Winifred C. Hartshorn  
WINIFRED C. HARTSHORN

## NOTARY ACKNOWLEDGEMENT

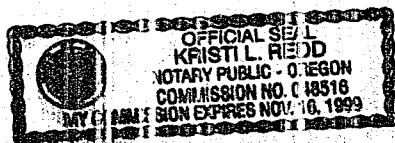
STATE OF OREGON SS. May 30 1996

COUNTY OF KLAMATH

Personally appeared the above named

WINIFRED C. HARTSHORN

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kristi L. Reed

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT38254-KR

Return to:  
JOHN W. PATTON

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of AmeriTitle the 6th day  
of June A.D., 1996 at 11:07 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 16564

Bernetha G. Letsch, County Clerk

By Cheryl Russell

FEE \$30.00

96 JUN -6 AM 1:07