

19537

WARRANTY DEED

Vol. m96 Page 17020

MTC 38376 DS

GARY D. WEST and PHYLLIS E. WEST, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 DENNIS J. AMOS and PATRY T. AMOS, as tenants by the entirety,
 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:

see attached Exhibit A:

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 \$ 6,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 8755 TEAL DR., BOMANZA, OR 97623

Dated this 6th day of JUNE, 1996.

Gary D. West
 GARY D. WEST

Phyllis E. West
 PHYLLIS E. WEST

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 6 19 96
 COUNTY OF Linn

Personally appeared the above named _____

Gary D. West and Phyllis E. West

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Craig S. Pickett
 Notary Public for Oregon

My commission expires Oct. 26, 1999

ESCROW NO. MT38376-DS

Return to:

DENNIS J. AMOS
 8756 TEAL DR.
 BOMANZA, OR 97623

17021

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 23 in Block 49 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 10th day
of June A.D., 19 96 at 3:45 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 17020.

FEE \$35.00

By Bernetha G. Letsch, County Clerk