WARRANTY DEED

Vol. m96 Page 17244

JN 11 P3:46

MTC 3805 D JOHN WADE WILLIAMS and PAURICIA ANN DLACKWELL, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to: KURT A. MULLER, A SINGLE BERSON,

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19644

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:

The Southerly 45 feet of Lots 12 and 13, Block 28, 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 varrant 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 \$ 43,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1011 HARBOR ISLES BLVD., KLAMATH FALLS, OR 97601

Dated this $\underline{\mathcal{S}^{\underline{m}}}_{\underline{lay}}$ day of	june , 1996.
	1. al la Mi
	JOHN WADE WILLIAMS
	Π ρ ρ_{Λ} ,
	Patricia Unn Blackwell
	FATRICIA ANN BLACKWELL
NOTARY ACKNOWLEDGEMENT	
STATE OF Californei	
	namec John Wade Williams
COUNTY OF <u>Chasto'</u>	
Personally appeared the above	named _ yohn Wade WIIIIams
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	- 2014년 1월 2012년 1월 2014년 1월 2 1월 2014년 1월 2
and acknowledged the foregoin	g instrument to be <u>HIS</u> voluntary act.
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County of Aguia	
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personally appeared	1 4ade Williams
Patricia P. Davy COMM. # 10 Size F Notice - Colt mice	d to me on the basis of satisfactory evidence to be the person(x) whose name(x) is/are subscribed to the within instrument and acknowledged to me that he/ste/they executed the same in his/her/their authorized capacity(jes), and that by his/her/their signature(x) on the instrument the person(x) or the entity upon behalf of which the person(x) acted, executed the instrument.
My Comm. Expires FEB 13, 1997	WITNESS my hand and official seal.
에 가 가는 것 것 것 가운지를 알려야 했다. 것 같다. 2019년 - 1월 19일 - 1월 1	
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WITNESS My hand and official seal. WITNESS My hand and official seal. My Commission expires: 12/20/98 (Beal) OFFICIAL SEAL DAWN SCHOOLER NOTARY PUBLIC-OREGON COMMISSION NO.040228 MY COMMISSION NO.040228 MY COMMISSION DOPIRES DEC. 20, 1998								
TATE OF OREGON: COU iled for record at request of f June		eriTitle at3:46	o'clock	<u>p</u> M., and _ on Page	the <u>lth</u> duly recorded in Vol. <u>M9</u> <u>17244</u>	6		
f <u>June</u> =EE \$40.00	of <u>Deeds</u>		By	C Bern	tetha G. Letsch, County Cle	<u>bull</u>		

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