

19684

WARRANTY DEED

Vol. M96 Page 17350

MTC 38310LW

BILLY W. HOGUE,

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

JAMES J. HEITMAN,

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:

Lots 3,4 and 5 in Block 29 of FIRST 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 \$ 17,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 1432, KLAMATH FALLS, OR 97601

Dated this 11th day of June, 1996

Billy W. Hogue
BILLY W. HOGUE

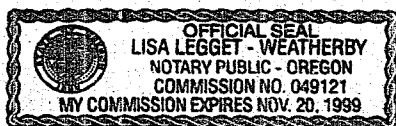
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 6/11 19 96
COUNTY OF Klamath

Personally appeared the above named

Billy W. Hogue

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Lisa Legget Weatherby
Notary Public for Oregon

My commission expires 11/20/99

(seal)

ESCROW NO. MT38310-LW

Return to:

JAMES J. HEITMAN

P.O. BOX 1432

KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of June A.D., 19 96 at 11:49 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 17350.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Cheryl Russell