

19694

MTC 37963DS

WARRANTY DEED

Vol. M96 Page 17375

ROSS EDWARD SMELTZER,

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

TREVOR GRANT SHUEY and MELLISA JOE SHUEY, 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 87 of YALTA GARDENS, 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 \$ 71,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5309 ALVA AVE., KLAMATH FALLS, OR 97603

Dated this 12 day of June, 1996.

Ross Edward Smeltzer
ROSS EDWARD SMELTZER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

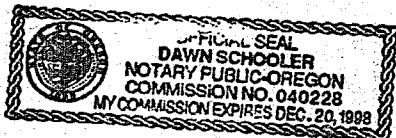
COUNTY OF Klamath

SS. June 12 19 96

Personally appeared the above named

ROSS EDWARD SMELTZER

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

Dawn Schooler

Notary Public for OREGON

My commission expires 12/20/98

(seal)

ESCROW NO. MT37963-DS

Return to:

TREVOR GRANT SHUEY

5309 ALVA AVE.

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ AmeriTitle the 12th day
of June A.D., 19 96 at 11:50 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 17375

FEE \$30.00

By *Bernetha G. Letsch*
Bernetha G. Letsch, County Clerk

96 JUN 12 AM 1:50