

20092

WARRANTY DEED
(Statutory Form)Vol. M96 Page 18225

MTC 38152

GRANTOR: NORMAN A. WELLS AND NANCY LYNN WELLS

CONVEYS AND WARRANTS TO

ROXANNA M. LUSCOMBE, a single woman

GRANTEE:

the following described real property free of encumbrances except as specifically set forth herein:

Lots 3 and 4, Block 60, CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(THIS DEED GIVEN IN FULFILLMENT OF THAT CERTAIN CONTRACT BETWEEN THE ABOVE REFERENCED PARTIES DATED SEPTEMBER 12, 1993, RECORDED SEPTEMBER 13, 1993 IN VOLUME M93, PAGE 23514, MICROFILM RECORDS OF KLAMATH COUNTY OREGON.)

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ IN FULFILLMENT OF CONTRACT. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR:

Norman A. Wells

Nancy Lynn Wells

DATED: June 7, 1996

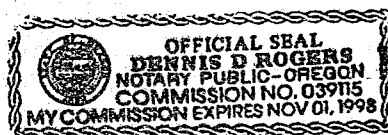
Until a change is requested, all tax statements shall be sent to the following address:

STATE OF OREGON, County of WASCO ss.
Date: June 7, 1996
Personally appeared the above named NORMAN A. WELLS
AND NANCY LYNN WELLS
and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:Dennis D. Rogers
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 11-01-98STATE OF OREGON, County of ss.
Date:
Personally appeared , who being
sworn, stated that he/she is the
of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: STATE OF OREGON, ss.
County of Klamath FOR RECORDING
FILED IN COUNTY CLERK'S OFFICE

Filed for record at request of:

Amerititle
on this 19th day of June A.D. 1996
at 11:21 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 18225
Bernetha G. Letsch County ClerkBy Douglas Muller Deputy.
Fee, \$30.00

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO: