

20418

96 JUN 25 P3:25
WARRANTY DEED

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LTC13967851

KNOW ALL MEN BY THESE PRESENTS, That RITA J. KOERBER, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RITA J. KOERBER, TRUSTEE OF THE RITA J. KOERBER LIVING TRUST, DATED APRIL 17, 1992, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the this grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 34 LAMRON HOMES, in the County of Klamath, State of Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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.

In Witness Whereof, the grantor has executed this instrument this 17th day of June, 1996; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Rita J. Koerber
Rita J. Koerber, Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Rita J. Koerber and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)

Before me: Alice M. Gregory
Notary Public for Oregon
My Commissioner Expires: 11-28-96

Rita J. Koerber

STATE OF OREGON, County of Klamath)ss.



OFFICIAL SEAL
ALICE M. GREGORY
NOTARY PUBLIC - OREGON
COMMISSION NO. 029909
MY COMMISSION EXPIRES NOV 28, 1997

Grantor

Rita J. Koerber, Trustee
4480 Homedale Road
Klamath Falls, OR 97603
Grantee

After recording return to:
GRANTEE

STATE OF OREGON, ss.

County of Klamath

Filed for record at request of:

AmeriTitle

on this 25th day of June A.D., 19 96

at 3:25 o'clock PM. and duly recorded

in Vol. M96 of Deeds Page 18900

Bernetha G. Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00

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

SAME