

20501

'96 JUN 27 10:10

WARRANTY DEED

Vol. M96 Page 19092

MT138515 MS

ROBERT LEE CARSON,
Grantor(s) hereby grant, bargain, sell and convey to:
BRIAN L. CURTIS and DOLORES I. CURTIS, 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:

THE EASTERLY 89 FEET OF LOT 14 IN BLOCK 5, PLEASANT VIEW TRACTS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE
SOUTHERLY 25 FEET THEREOF; ALSO EXCEPTING THEREFROM THE EASTERLY 5 FEET
THEREOF, CONVEYED FOR ROAD PURPOSES.

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 \$ 41,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3917 MAZAMA DRIVE, KLAMATH FALLS, OR 97603

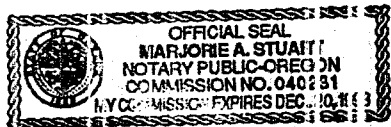
Dated this 27th day of June, 1996.

Robert Lee Carson
ROBERT LEE CARSON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 27 19 96
COUNTY OF Klamath
Personally appeared the above named Robert Lee Carson

and acknowledged the foregoing instrument to be his voluntary act.



Before me:
Marjorie Stuart
Notary Public for Oregon
My commission expires 12-20-98

(seal)

ESCROW NO. MT38515-MS

Return to:
BRIAN L. CURTIS
3917 MAZAMA DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 27th day of June A.D. 1996
at 10:10 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 19092
Bernetha G. Letsch, County Clerk
By *Cheryl Russell* Deputy.
Fee, \$30.00