

20611

JUL 15 1996

WARRANTY DEED

Vol. M96 Page 19488

MTC38141MS

MARLY E. WORDEN,

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

RICHARD J. SEUTTER and LINDA J. SEUTTER, 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 9 IN BLOCK 1 OF COUNTRY 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 \$ 125,000.00.

Until a change is requested all tax statements shall be sent to Grantee at the following address: 6104 LOGAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 28th day of June, 1996

Marly E. Worden
MARLY E. WORDEN

NOTARY ACKNOWLEDGEMENT

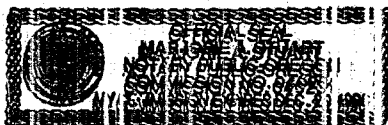
STATE OF Oregon

SS. June 28 19 96

COUNTY OF Klamath

Personally appeared the above named Marly E. Worden

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Notary Public for Oregon

My commission expires 12-20-98

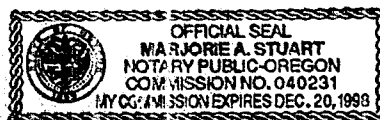
ESCROW NO. MT38141-MS

Return to:

RICHARD J. SEUTTER

6104 LOGAN DRIVE

KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Merit Title the 1st day of June A.D., 1996 at 11:45 o'clock A.M., and duly recorded in Vol. M96 of Deeds on Page 19488

FEE \$30.00

Bernetha G. Letsch, County Clerk
By C. L. Letsch