

20902

WARRANTY DEED

Vol. M96 Page 20022

RICHARD L. WENTWORTH,

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

SCOTT UNDERWOOD and SANDRI UNDERWOOD, 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 25 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the Right of Way of Summers Lane.

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 \$ 14,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5441 Summers Lane Klamath Falls OR 97603

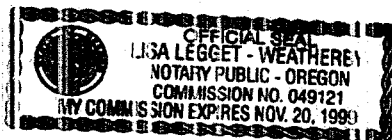
Dated this 27th day of June, 1996

Richard L. Wentworth
RICHARD L. WENTWORTH

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 27 19 96
COUNTY OF Klamath

Personally appeared the above named

Richard L. Wentworthand acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:

Lisa Legget-Weatherley
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT38386-LW

Return to:

SCOTT UNDERWOOD

5441 Summers Lane
Klamath Falls OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 5th day of July A.D., 19 96
at 11:20 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 20022
Bernetha G. Letsch, County Clerk
By [Signature]

Fee, \$30.00

Deputy.

96 JUL -5 AM 11:20