

20914

## WARRANTY DEED

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MT37936 DS

TERRY M. SLADE,

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

MARK STEPHEN HEFTY and MICHELLE RENEE HIRK, 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 3, Block 49 of EOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of the vacated alley which inured thereto.

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 \$ 75,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 929 Pacific Terrace, Klamath Falls, OR. 97601

Dated this 5th day of July, 1996.

Terry M. Slade  
TERRY M. SLADE

## NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. 5 July 1996Personally appeared the above named TERRY M. SLADE

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Dawn SchoolieNotary Public for OregonMy commission expires 12/20/98

(seal)

ESCROW NO. MT37936-DS

Return to:

MARK STEPHEN HEFTY

929 Pacific Terrace

Klamath Falls, OR. 97601

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 3:58 o'clock P M. and duly recorded  
in Vol. M96 of Deeds Page 20050

Bernetha G. Letsch County Clerk

By Dawn Schoolie

Fee, \$30.00

Deputy.

96 JUL -5 P3:58