

20925

HTC38342KA

WARRANTY DEED

Vol. 1996 Page 20071

DONALD RAY PAYNE and RUTH ANN PAYNE LOGAN, as tenants in common,

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

PHILLIP B. BRADSHAW,

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 1 in Block 1 of HERMAN ADDITION TO NIMROD RIVER PARK, 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 \$ 1,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 730 SAN PABLO, PINOLE, CA 94564

Dated this 21 day of JUNE, 1996

THIS WARRANTY DEED MAY BE EXECUTED IN COUNTERPARTS EACH WHICH SHALL BE DEEMED AN ORIGINAL REGARDLESS OF THE DATE OF ITS EXECUTION AND DELIVERY AND ALL SUCH COUNTERPARTS TOGETHER SHALL CONSTITUTE ONE AND THE SAME DOCUMENT.

DONALD RAY PAYNE

Ruth Ann Payne Logan
RUTH ANN PAYNE LOGAN

NOTARY ACKNOWLEDGEMENT

STATE OF California ss. June 21 19 96
COUNTY OF Ventura
Personally appeared the above named Ruth Ann Payne Logan
* * *

and acknowledged the foregoing instrument to be _____ voluntary act.



(seal)

before me:

[Signature]

Notary Public for _____

My commission expires _____

RESCROW NO. MT38342-KA

Return to:

PHILLIP B. BRADSHAW
730 SAN PABLO
PINOLE, CA 94564

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

As per title
on this 21 day of July A.D., 19 96
at 3:18 o'clock P.M. and duly recorded
in Vol. 1996 of Deeds Page 20071.

Bernetha G. Letsch County Clerk

By *[Signature]*

Deputy.

Fee, \$30.00

96-07-05P03:58 RCVD