

20928

MT38342 KA

WARRANTY DEED

Vol. 1796 Page 20072

DONALD RAY PAYNE and RUTH ANN PAYNE LOGAN, as tenants in common,
 Grantor(s) hereby grant, bargain, sell and convey to:
 PHILLIP E. 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 FIRST 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 15th day of July, 1996

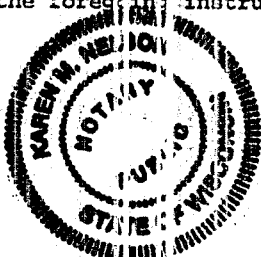
Donald Ray Payne
 DONALD RAY PAYNE

RUTH ANN PAYNE LOGAN

NOTARY ACKNOWLEDGEMENT

STATE OF Wisconsin SS. 7-1 19 96
 COUNTY OF Sauk
 Personally appeared the above named Donald Ray Payne

and acknowledged the foregoing instrument to be _____ voluntary act.



(seal)

Before me:

Karen M. Nelson

Notary Public for Sauk Co

My commission expires 7-12-98

ESCROW NO. MT38342-KA

Return to:

PHILLIP E. BRADSHAW
 730 SAN PABLO
 PINOLE, CA 94564

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 3:59 o'clock P M. and duly recorded
 in Vol. M96 of Deeds Page 20072.
 Bernetha G. Letsch County Clerk

By Debbie G. Willensdore
 Deputy.

Fee. \$30.00

96-07-05P03:59 RCVD