

20930

WARRANTY DEED

Vol. 196 Page 20084

FRANCES E. SMITH,

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

RUBEN J. DIAZ and DIANNA I. DIAZ, 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 5 IN BLOCK 1 OF BRYANT TRACTS NO. 2, 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 \$ 54,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4033 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this 2nd day of July, 1996

Frances E. Smith
FRANCES E. SMITH

By Jeannette Curtis HER ATTORNEY IN FACT
JEANNETTE CURTIS

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on July 2, 1996

by Jeannette Curtis

as Attorney in fact

of Frances E. Smith

Notary Public for Marjorie A. Stuart

My commission expires 12/20/98

ESCROW NO. MT38334-NS

Return to:

RUBEN J. DIAZ

4033 SHASTA WAY

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 3:59 o'clock P. M. and duly recorded
in Vol. 196 of Deeds Page 20084
Bernetha G. Letsch County Clerk

By Danah M. Millenore
Deputy.

Fee, \$30.00