

20987

WARRANTY DEED

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KTC 38130DS

DAVID M. LATOURETTE & PAMELA R. LATOURETTE, HUSBAND AND WIFE,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 ORVILLE V. CHAPMAN and HILDA M. CHAPMAN, 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:

Parcels 1, 2 and 3 of Land Partition 28-95 in Lot 9 of VICORY ACRES,  
 situated in the NE1/4 NE1/4 of Section 2, Township 39 South, Range 9 East  
 of the Willamette Meridian, 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:

SUBJECT TO: DELINQUENT ASSESSMENT FOR THE SOUTH SUBURBAN SANITARY  
 DISTRICT IN THE AMOUNT OF \$122.75 PLUS INTEREST & COSTS, AS DISCLOSED BY  
 TAX ROLL. THE GRANTORS NAMED ABOVE HEREBY AGREE TO ASSUME AND PAY IN  
 FULL SAID SOUTH SUBURBAN SANITARY DISTRICT DELINQUENT ASSESSMENTS PLUS  
 ALL FUTURE ASSESSMENTS.

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 pursuant to an IRC  
 1031 exchange on behalf of Grantor and/or Grantee. This Deed is being given  
 from the Grantor directly to Grantee at the instruction and direction of American  
 Exchange Services, Inc.  
 Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 2415 Ward St., Klamath Falls, OR 97601

Dated this 5th day of July, 1996.

David M. Latourrette  
 DAVID M. LATOURETTE

Pamela R. Latourrette  
 PAMELA R. LATOURETTE

## NOTARY ACKNOWLEDGEMENT

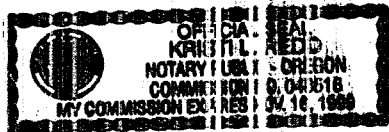
STATE OF OREGON SS. July 1996

COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

DAVID M. LATOURETTE & PAMELA R. LATOURETTE

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristin G. Held

Notary Public for Oregon

My commission expires \_\_\_\_\_

(seal)

ESCROW NO. MT38130-DS

Return to:

Orville V. Chapman & Hilda M. Chapman

2415 Ward St.

Klamath Falls, OR 97603

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DEED

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Artifice the 8th day  
of July A.D., 1926 at 3:50 o'clock M., and duly recorded in Vol. M96  
of Deeds on Page 20209

FBI: \$35.00

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch

THIS DEED WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 8TH DAY OF JULY, 1926, AT 3:50 O'CLOCK P.M., AND WAS DULY RECORDED IN VOLUME M96 OF DEEDS ON PAGE 20209.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Medford, Oregon, this 8th day of July, 1926.

Bernetha G. Letsch, County Clerk

*[Handwritten signature]*

RECORDED  
INDEXED  
JUL 11 1926  
CLERK'S OFFICE  
COUNTY OF KLAMATH  
OREGON