

21059

WARRANTY DEED

Vol. m96 Page 20360

MTC 38613 KR

BOBY DEAN SLINKARD and JIMMIE RAY SLINKARD, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to: ROBERT W. SKELLHAM and CHARLENE A. SKELLHAM, 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 6 of FIRST ADDITION TO MOYINA MANOR, 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 \$ 83,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6528 VALHALLA AVENUE, KLAMATH FALLS, OR 97603

Dated this 5th day of July, 1996

X Bobby Dean Slinkard
BOBY DEAN SLINKARD

X Jimmie Ray Slinkard
JIMMIE RAY SLINKARD

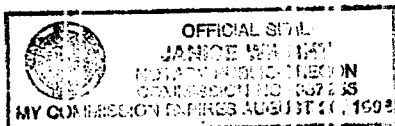
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. July 5 19 96
COUNTY OF GRANT

Personally appeared the above named _____

BOBY DEAN SLINKARD & JIMMIE RAY SLINKARD ju

and acknowledged the foregoing instrument to be their ^{HLS ju} voluntary act.



Before me:

Janice W Knight

Notary Public for Oregon

My commission expires 8-26-98

(seal)

ESCROW NO. MT38613-KR

Return to:

ROBERT W. SKELLHAM
6528 VALHALLA AVENUE
KLAMATH FALLS, OR 97603

20361

State of Oregon

County of

KlamathJuly 8, 1996

Personally appeared the above named JIMMIE RAY SKINKARD,
and acknowledged the foregoing instrument to be his voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 9th day
of July A.D., 1996 at 3:54 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 20360

FEE \$35.00

By Bernetha G. Letsch, County Clerk