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96 JUL 10 AM 12:25

WARRANTY DEED

Vol. m96 Page 20437

MTC 38602KA

MELVIN L. STEWART and MARY LOU STEWART, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: BARRETT L. GOTTULA and NICKI A. GOTTULA, as tenants by the entirety, 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 11 in Block 9 of TRACT 1264, FOURTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in 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 \$ 23,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2600 THRALL STREET, KLAMATH FALLS, OR 97601

Dated this 9th day of July, 19 96

Melvin L. Stewart
MELVIN L. STEWART

Mary Lou Stewart
MARY LOU STEWART

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONss. July 9 19 96COUNTY OF KLAMATH

Personally appeared the above named _____

MELVIN L. STEWART & MARY LOU STEWARTand acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kristi L. ReddNotary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT38602-KA

STATE OF OREGON, ss.
County of Klamath

Return to:

BARRETT L. GOTTULA
2600 THRALL STREET
KLAMATH FALLS, OR 97601

Filed for record at request of:

AmeriTitle

on this 10th day of July A.D. 19 96
at 11:25 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 20437

Bernetha G Latsch, County Clerk

By Christy Russell

Deputy.

Fee, \$30.00