

21145

96 JUL 10 P3:49
WARRANTY DEED

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MTC38291LW

ALLEN M. BOUSMAN and JACKIE S. BOUSMAN, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:

HILDRED L. THORNTON,

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 39, ELMWOOD PARK, less the Easterly 60 feet thereof, 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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5015 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 10th day of July, 1996

Allen M. Bousman
ALLEN M. BOUSMAN

Jackie S. Bousman
JACKIE S. BOUSMAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 10 19 96
COUNTY OF Klamath

Personally appeared the above named

Allen M. Bousman and Jackie S. Bousman

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

Lisa Legget Weatherly
Notary Public for Oregon

My commission expires 11/20/99



(seal)

ESCROW NO. MT38291-LW

Return to:

HILDRED L. THORNTON
5015 SUMMERS LANE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 10th day of July A.D. 19 96
at 3:49 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 20529

Bernetha G Letsch, County Clerk

By Cheryl L. Marshall

Deputy.

Fee, \$30.00