

96 JUL 11 P3:54

21209

MT38555DS

WARRANTY DEED

Vol. m96 Page 20651

STEPHEN KING,

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

SANDRA L. FLANNERY,

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 6 in Block 11 of FAIRVIEW ADDITION NO. 2, to the City of Klamath Falls, 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 \$ 57,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 915 DONALD ST., KLAMATH FALLS, OR 97601

Dated this 10th day of July, 1996

STEPHEN KING

NOTARY ACKNOWLEDGEMENT

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

Personally appeared the above named

Stephen King

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Dawn Schoeler

Notary Public for Oregon

My commission expires 12/31/98

(seal)

ESCROW NO. MT38555-DS

Return to:

SANDRA L. FLANNERY

915 DONALD ST.

KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 11th day of July A.D. 19 96
at 3:54 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 20651
Bernetha G. Letsch County Clerk

By

Sherry J. Marshall

Deputy.

Fee, \$30.00