MTC 38141145

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Grantor(s) hereby grant, bargain, sell and convey to: RICHARD J. SHOTTER and MINDI J. SHOTTER, 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:

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WARRANTY DEED

Vol. M96 Page

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LOT 9 IN BLOCK 1 OF COUNTRY GARDENS, 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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6104 LOGAN DRIVE, KLAMATH FALLS, OR 97603

June 28

Before me:

Dated this ______28th day of ______, 19_96.

Marly E. Worden

NOTARY ACKNOWLEDGEMENT

STATE	OF	Oregon
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COUNTY OF Klamath

Personally appeared the above named <u>Marly E. Worden</u>

97601

and acknowledged the foregoing instrument to be her voluntary act.

SS.



ESCROW NO. MT38141-MS

RICHARD J. SEUTTER 6104 LOGAN DRIVE KLAMATH FALLS, OR

STATE OF OREGON: COUNTY OF KLAMATH :

(seal)

Return to:

My commiss

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Notary Public for Oregon My commission expires <u>12-20-98</u>

19 96



Filed for record at of June		AmeriTitle	the lst day
01 <u>0002</u>	A.D., 19 <u>96</u> ofDeeds	at11:45o'clockA	M., and duly recorded in Vol. <u>M96</u> ge <u>19488</u>
FEE \$30.00		By <u>C</u>	Bernetha G. Letsch, County Clerk

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