21285

MTC38669MS

WARRANTY DEED

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JESSE JACKMAN WITHERS,
Grantor(s) hereby grant, bargain, sell and convey to:
JANET AVANT,
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 2 IN BLOCK 4 OF TRACT 1039 YONNA WOODS NO. 2, 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 $ 4,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 70, GLIDE, OR 97443

Dated this _11th_ day of _July_, 19_96_.

Jesse Jackman Withers
JESSE JACKMAN WITHERS

NOTARY ACKNOWLEDGEMENT

STATE OF _Oregon_
COUNTY OF _Klamath_ ss.   _July 11_ 19 _96_

Personally appeared the above named _Jesse Jackman Withers_

and acknowledged the foregoing instrument to be _his_ voluntary act.

Before me:

Marjorie A Stuart
Notary Public for _Oregon_
My commission expires _12/20/98_

OFFICIAL SEAL
MARJORIE A. STUART
NOTARY PUBLIC-OREGON
COMMISSION NO. 040231
MY COMMISSION EXPIRES DEC. 20, 1998

(seal)

ESCROW NO. MT38669-MS

Return to:
  JANET AVANT
  P.O. BOX 70
  GLIDE, OR 97443

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____ Amerititle _____ the ___ 12th ___ day
of ___ July ___ A.D., 19 _96_ at ___ 3:57 ___ o'clock __P__ M., and duly recorded in Vol. _M96_,
of _____ Deeds _____ on Page ___ 20808 ___.
                                                    Bernetha G. Letsch, County Clerk
FEE $30.00   By _Kathleen Ross_