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## WARRANTY DEED

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MTC38371 DS

WESTERN HOMES, INC., an Oregon Corporation,  
Grantor(s) hereby grant, bargain, sell and convey to:  
WILLIAM C. MARLATT and LOIS V. MARLATT, 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:

Lot 5 in Block 3 of KLAMATH RIVER ACRES, 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 \$ 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. Box 248, Keno, OR. 97627

Dated this 5th day of July, 1996.

WESTERN HOMES, INC.

BY:

CATHY KING

PRESIDENT

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on JULY 5, 1996

by Cathy King

as

President  
Western Homes, Inc. an Oregon Corporation

Dawn Schooler  
Notary Public of OREGON

My commission expires 12/20/98

ESCROW NO. MT38371-DS

Return to:

WILLIAM C. MARLATT  
P.O. Box 248  
Keno, OR. 97627



STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle  
on this 15th day of July A.D., 19 96  
at 11:30 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page 20894  
Bernetha G Letsch, County Clerk

By

Fee, \$30.00

Deputy.