

21468

HTC 38335MS

WARRANTY DEED

Vol. m96 Page 21178

BOB YORK,

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

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 21, BLOCK 46, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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 \$ 3,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 8473, TRUCKEE, CA 96162

Dated this 12th day of July, 1996.

BOB YORK

NOTARY ACKNOWLEDGEMENT

STATE OF CaliforniaCOUNTY OF Santa Clara

SS.

July 12 1996

Personally appeared the above named

Bob Yorkand acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:

Violet E. SullivanNotary Public for CaliforniaMy commission expires 1-8-97

ESCROW NO. MT38335-MS

Return to:

WESLEY JAMES WEBB

P.O. BOX 8473

TRUCKEE, CA 96162

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle
on this 16th day of July A.D., 1996
at 3:51 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 21178
Bernetha G Letsch, County Clerk

By

Cheryl Moore

Deputy.

Fee, \$30.00

96 JUL 16 P3:51