

21474

MTC38052KA

## WARRANTY DEED

Vol. m96 Page 21198

RICHARD H. COHRS and FRANCES P. COHRS, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:

WAYNE H. WESTLUND,

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 59 of YALTA 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 \$ 69,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1826 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

Dated this 11th day of July, 19 96

x Richard H. Cohrs  
RICHARD H. COHRS

x Frances P. Cohrs  
FRANCES P. COHRS

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

SS. July 11 19 96

Personally appeared the above named \_\_\_\_\_

RICHARD H. COHRS & FRANCES P. COHRS, husband and wife

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Reed

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT38052-KA

Return to:

WAYNE H. WESTLUND  
1826 HOMEDALE ROAD  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 16th day of July A.D. 19 96  
at 3:52 o'clock PM and duly recorded  
in Vol. M96 of Deeds Page 21198

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00

96 JUL 16 P3:52