

21477

30 JUL 16 PM 3:52

MTC 38611

Vol. M96 Page 21210

STATUTORY WARRANTY DEED

T. FRED SLACK Grantor, conveys and warrants to JAMES RABE and JUDITH RABE, husband and wife Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

Lot 6 in Block 1 of ROBERTS RIVER ACRES, according to the official plat thereof on file in the office of th County Clerk of Klamath County, Oregon.

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 30.0930. The said property is free from encumbrances except reservations, Covenants, Conditions, Restrictions, Set-Back lines and Easements of Record; easement recorded Vol M89, page 2584

The true consideration for this conveyance is \$7,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 11th day of July, 19 96.

T. Fred Slack

State of Oregon, County of LANE
The foregoing instrument was acknowledged before me
this 12 day of July, 19 96
by
T. Fred Slack.

State of Oregon, County of _____
The foregoing instrument was acknowledged before me
this _____ day of _____, 19 _____
by _____, President
and _____ Secretary
of _____
a _____
corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:



Notary Public for Oregon

My commission expires:

GRANTOR: T. Fred Slack

GRANTEE: James Rabe

Until a change is requested, all tax statements shall be sent to the following address:

James Rabe
705 Idylwood Dr SE
Salem, OR 97302

Escrow No. 236276 Title No. 236276

After recording return to:

James Rabe
705 Idylwood Dr SE
Salem, OR 97302

This Space Reserved for Recorder's Use

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 16th day of July A.D. 19 96
at 3:52 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 21210

Bernetha G Letsch, County Clerk

By

Fee, \$30.00

Deputy.