

21676

WARRANTY DEED Vol. M96 Page 21652

BOYD C. YADEN, CONSERVATOR OF THE ESTATE OF STEWART F. MC COLLOM, JR., A PROTECTED PERSON,

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

DEBRA J. BUCKARDT,

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:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 6 IN BLOCK 43 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF PACIFIC TERRACE 50 FEET, THENCE NORTHEASTERLY AT RIGHT ANGLES TO PACIFIC TERRACE 90 FEET, THENCE NORTHWESTERLY PARALLEL WITH PACIFIC TERRACE 50 FEET, THENCE SOUTHWESTERLY AT RIGHT ANGLES TO PACIFIC TERRACE 90 FEET TO THE PLACE OF BEGINNING.

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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 303 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 18<sup>th</sup> day of July, 1996

CONSERVATOR OF THE ESTATE OF STEWART F.

BY: [Signature]

BOYD C. YADEN

CONSERVATOR

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_

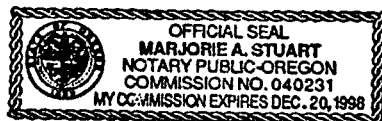
by Boyd C. Yaden

as Conservator

of The Estate of Stewart F. Mc Dollum, Jr.

Notary Public of Oregon [Signature]

My commission expires 12-20-98



ESCROW NO. MT38660-MS

Return to:

DEBRA J. BUCKARDT  
303 PACIFIC TERRACE  
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle

on this 19th day of July A.D. 19 96  
at 2:25 o'clock PM and duly recorded  
in Vol. M96 of Deeds Page 21652

Bernetha G Letsch, County Clerk

By [Signature] Deputy.

Fee, \$30.00