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WARRANTY DEED VOIM Page 22658

MTC 38800W

LEO VERWEY and JEAN VERWEY, husband and wife,

Dated this Loth day of July , 1996

Grantor(s) hereby grant, bargain, sell and convey to: RONALD A. KAY,

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 43 in Block 19 of TRACT NO. 1113, OREGON SHORES UNIT 2, according to the official palt 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 \$ 13,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 1421 Belleaire St. Oceanside, CA

		- drug/
	LEO	VERWEY
•		Com Horney
	JEA	NVERWEY
NOTARY ACKNOWLEDGEMENT		
STATE OF		
COUNTY OF	SS.	19
Personally appeared the	above named	LEO VERWEY AND JEAN VERWEY
and acknowledged the fo	regoing instru	ment to be voluntary act.
		Before me:
		Notary Public for
(seal)		My commission expires

ESCROW NO. MT38800-LW

Return to:

RONALD A. KAY
1421 Belleaire St.
Oceanside, CA

Subscribed to the within instrument acknowledged to me that he/she executed the same in his/hery authorized capacity(ies), and that his/hery instrument the person signature(s) on instrument the person solitor of which the person set of the person	State of California	
DALE J. HELLER personally appeared LEO VERWEY and JEAN VERWEY personally known to me - OR - Proved to me on the basis of satisfactory evidence to be person(s) whose name(s) is subscribed to the within instrument acknowledged to me that he/she executed the same in his/her/authorized capacity(ies), and the his/her/cheir signature(s) on instrument the person(s), or the e upon behalf of which the person shelf of which the person which the person shelf of which the person which the person of instrument the person of in	County of Los Angeles	
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FEE \$35.00