

22150

MTC 38432LW

WARRANTY DEED

BARY D. KAISER AND SIMONE G. KAISER, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE KAISER LOVING TRUST DATED JUNE 21, 1990 AND ANY AMENDMENTS THERETO, Grantor(s) hereby grant, bargain, sell and convey to:

MARIA I. LOPEZ,

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 11 in Block 11, Tract No. 1089, SIXTH ADDITION TO SUNSET VILLAGE, 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 \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6109 MADERA DRIVE, KLAMATH FALLS, OR 97603

Dated this 24 day of JULY 19 96

KAISER TRUST

BY: Bary D Kaiser TRUSTEE
BARY D. KAISER

BY: Simone G Kaiser TRUSTEE
SIMONE G. KAISER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. JULY 24 19 96
COUNTY OF KLAMATH

Personally appeared the above named BARY D. KAISER AND SIMONE G. KAISER,
trustees

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

Lisa Legget-Weatherly
Notary Public for OREGON

My commission expires 11/20/99



(seal)

ESCROW NO. MT38432-LW

STATE OF OREGON, ss.
County of Klamath

Return to:
MARIA I. LOPEZ
6109 MADERA DRIVE
KLAMATH FALLS, OR 97603

Filed for record at request of:

AmeriTitle
on this 26th day of July A.D. 19 96
at 3:51 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 22746
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

Fee. \$30.00