

22333

'96 JUL 30 P3:45

WARRANTY DEED

Vol. m96 Page 23091

HERMAN MC CARTY,

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

ALFRED L. EDGAR and JUDY A. EDGAR, husband and wife,

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 5, 6, AND 7 IN BLOCK 1 OF WEST CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THREE MOBILE HOMES, LICENSE NUMBERS X184220, X162592, X151991.

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 \$ 81,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3370 LAKE FOREST ROAD, CHILOQUIN, OR 97624

Dated this 30th day of July, 1996

Herman Mc Carty
HERMAN MC CARTY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 30 19 96

COUNTY OF Klamath

Personally appeared the above named Herman Mc Carty

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT38804-MS

Return to:

ALFRED L. EDGAR
3370 LAKE FOREST ROAD
CHILOQUIN, OR 97624

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 30th day of July A.D., 19 96
at 3:45 o'clock P M. and duly recorded
in Vol. M96 of deeds Page 23091

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Deputy.

Fee, \$30.00