

MTC 38584 KA

WARRANTY DEED

VIRGINIA A. SMITH AS CLAIMING SUCCESSOR TO THE ESTATE OF MARGUERITE E. SLOWEY, Grantor(s) hereby grant, bargain, sell and convey to: MICHAEL R. CLAIR and BETTEJEANNE CLAIR, 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 9 in Block 43 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 529 JEFFERSON STREET, KLAMATH FALLS, OR 97601

Dated this 22 day of July, 1996.

Virginia A. Smith
VIRGINIA A. SMITH

BY: Virginia Smith CLAIMING SUCCESSOR
VIRGINIA A. SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. July 22 19 96
COUNTY OF JACKSON Klamath
Personally appeared the above named VIRGINIA A. SMITH AS CLAIMING
SUCCESSOR TO THE ESTATE OF MARGUERITE E. SLOWEY

and acknowledged the foregoing instrument to be her voluntary act.



Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

(seal)

ESCROW NO. MT38584-KA

Return to:
MICHAEL R. CLAIR
529 JEFFERSON STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 31st day of July A.D., 19 96
at 3:36 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 23232
Bernetha G. Letsch County Clerk
By Kathleen Rose

Fee, \$30.00

Deputy.