

22467

MTC38883MS

## WARRANTY DEED

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ARGLE LEE HOBBS,

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

JOYCE CLARIDGE,

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 6 IN BLOCK 7 OF STEWART ADDITION, 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 \$ 7,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7388 SW 173RD PLACE, ALOHA, OR 97007

Dated this 31st day of July, 19 96

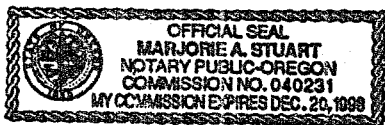
Argle Lee Hobbs  
ARGLE LEE HOBBS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. July 31 19 96  
COUNTY OF Klamath

Personally appeared the above named Argle Lee Hobbs

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. MT38883-MS

Return to:

JOYCE CLARIDGE  
7388 SW 173RD PLACE  
ALOHA, OR 97007

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 1st day of August A.D., 19 96  
at 3:36 o'clock PM. and duly recorded  
in Vol. M96 of Deeds Page 23415

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00

96 AUG -1 P3:36