

22580

MTC 38799-LW

WARRANTY DEED

Vol. 1996 Page 23675

GERALD W. BACUS and SANDRA BACUS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
KENNETH MICHAEL ZIEGLER AND PATRICIA FAY ZIEGLER, 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 7 in Block 19 of Tract 1113, OREGON SHORES UNIT 2, 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 \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 34391 CLOUTIER DR., CHILOQUIN, OR 97624

Dated this 1st day of August, 1996.

Gerald W. Bacus
GERALD W. BACUS

Sandra L. Bacus
SANDRA BACUS

NOTARY ACKNOWLEDGEMENT

STATE OF NEVADACOUNTY OF CARSONSS. 1 AUG 19 96

Personally appeared the above named GERALD BACUS & SANDRA
BACUS

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

James M. Kinsel

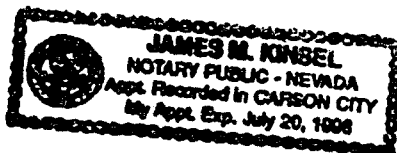
Notary Public for NEVADAMy commission expires 20 JULY 1996

(seal)

ESCROW NO. MT38799-LW

Return to:

KENNETH MICHAEL ZIEGLER
34391 CLOUTIER DR.
CHILOQUIN, OR 97624



23676

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 2nd day
of August A.D. 19 96 at 3:46 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 23675

FEE \$35.00

Bernetha G Letsch, County Clerk

By Cheryl Susan

THIS INSTRUMENT BEING FIRST PRESENTED TO ME FOR RECORDING BY THE CLERK OF THE COUNTY OF KLAMATH, OREGON, ON THE 2ND DAY OF AUGUST, 1996, AT 3:46 P.M., AND DULY RECORDED IN VOL. M96, ON PAGE 23675.

NOTARIAL

BEFORE ME, the undersigned authority, on this day personally appeared CHERYL SUSAN

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of August, 1996.

NOTARY PUBLIC FOR OREGON

My Comm. Expires 12/31/97

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of August, 1996.

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SS220

NOTARIAL USED

SS220