

22701

96 AUG -6 11:42  
WARRANTY DEEDVol. M96 Page 23960

MTC 38851 LW

GINGER WYATT,

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

E. BRUCE MC CORNACK and CONSTANCE B. MC CORNACK,

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:

Parcel 1 of Major Land Partition 40-91 situated in the N1/2 of Government Lot 6 in Section 12, Township 38 South, Range 8 East of the Willamette Meridian, 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 \$ 56,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2100 CALIFORNIA AVE. S.W. #301, SEATTLE, WA 98116

Dated this 31<sup>st</sup> day of July, 1996.

Ginger Wyatt  
GINGER WYATT

## NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE SS. July 31 19 96  
COUNTY OF OVERTON

Personally appeared the above named \_\_\_\_\_

GINGER WYATT

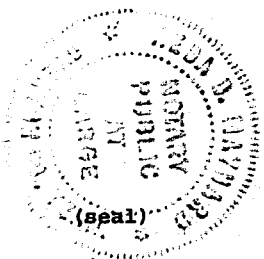
and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Reba D. Maynard

Notary Public for \_\_\_\_\_

My commission expires July 26, 1999



ESCROW NO. MT38851-LW

Return to:

E. BRUCE MC CORNACK  
2100 CALIFORNIA AVE. S.W. #301  
SEATTLE, WA 98116

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle

on this 6th day of August A.D., 19 96  
at 11:42 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 23960

Bernetha G Letsch, County Clerk

By Cherry Russell

Deputy.

Fee, \$30.00