

22823

WARRANTY DEED Vol. m96 Page 24254

MTC 38850 KA

JAMES B. REEVE and PENNY L. REEVE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:

CARRIE A. MULLER,

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 39 of HOT SPRINGS 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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1968 EARLE STREET, KLAMATH FALLS, OR 97601

Dated this 7 day of August, 19 96

James B. Reeve  
JAMES B. REEVE

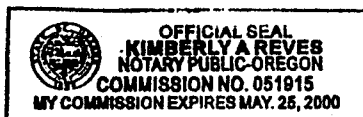
Penny L. Reeve  
PENNY L. REEVE

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. August 19 96COUNTY OF KLAMATH

Personally appeared the above named JAMES B. REEVE AND PENNY L. REEVE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38850-KA

Return to:

CARRIE A. MULLER  
1968 EARLE STREET  
KLAMATH FALLS, OR 97601

Before me:

Kimberly A. Reeves  
Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle  
on this 8th day of August A.D., 19 96  
at 11:29 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 24254.

Bernetha G Letsch, County Clerk

By Shirley Russell  
Deputy.

Fee, \$30.00