

22985

MTC 38774 KR

WARRANTY DEED

Vol. m96 Page 24624

ILLIA J. SIMPSON AND MARION JEAN THOMASON, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP,  
Grantor(s) hereby grant, bargain, sell and convey to:  
GREGORY L. KAROW and TRINA L. KAROW, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~1920 IDAHO~~, KLAMATH FALLS, OR ~~97601~~ 97603

Dated this 9th day of August, 1996.

Illia J. Simpson  
ILLIA J. SIMPSON

Marion Jean Thomason  
MARION JEAN THOMASON  
MARION

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. August 9 1996  
COUNTY OF KLAMATH

Personally appeared the above named MARION JR  
ILLIA J. SIMPSON and ~~MARION~~ JEAN THOMASON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT38774-KR

Return to:

GREGORY L. KAROW

~~1920 IDAHO~~ 5615 HARLAN DR.  
KLAMATH FALLS, OR ~~97601~~ 97603

24625

EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at a point on the Southwesterly boundary of Lot 23, HOMEDALE, a platted subdivision in Klamath County, Oregon, which point is North 66 degrees 33' West, 287.5 feet from the most Southerly corner of said Lot 23; thence North 14 degrees 05' East, 309.15 feet, more or less, to the Northeasterly boundary of said Lot 23; thence North 70 degrees 37' West, along said Northeasterly boundary, a distance of 57.0 feet; thence South 16 degrees 58 1/2' West, 302.92 feet, more or less, to the Southwesterly boundary of said Lot 23; thence South 66 degrees 33' East, 73.0 feet, more or less, to the point of beginning; being a portion of Lot 23 of said HOMEDALE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 9th day  
of August A.D., 19 96 at 3:56 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 24624.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]