

23186

WARRANTY DEED

Vol. m96 Page 25024MT38934 KA
GERALD C. DAME,

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

MARY L. HATCHER,

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 3 in Block 14 of **FIRST ADDITION TO KLAMATH RIVER ACRES**, 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 \$ 128,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **8904 PONDEROSA PLACE, KLAMATH FALLS, OR 97603**

Dated this 13 day of August, 1996.

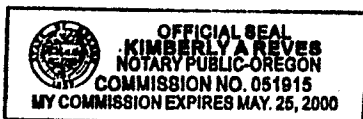

GERALD C. DAME

NOTARY ACKNOWLEDGEMENT

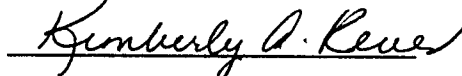
STATE OF OREGONss. AUGUST 13 19 96COUNTY OF KLAMATH

Personally appeared the above named GERALD C. DAME

and acknowledged the foregoing instrument to be his voluntary act.



Before me:



Notary Public for OregonMy commission expires 5/25/2000

(seal)

ESCROW NO. MT38934-KA

Return to:

MARY L. HATCHER
8904 PONDEROSA PLACE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 14th day of August A.D., 19 96
at 2:16 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 25024

Bernetha G Letsch, County Clerk

By 

Deputy.

Fee, \$30.00