

23222

MTC38469DS

96 AUG 14 P3:45

WARRANTY DEED Vol M96 Page 25074

JAMES D. HEATH,

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

MANCELL R. BATEMAN,

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 774, Block 106, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,  
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 \$ 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2155 RECLAMATION, KLAMATH FALLS, OR 97601

Dated this 13th day of August, 1996

*James D. Heath*  
JAMES D. HEATH

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. August 13 19 96  
COUNTY OF Klamath  
Personally appeared the above named James D. Heath

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

ESCROW NO. MT38469-DS

Return to:

MANCELL R. BATEMAN

2155 RECLAMATION

KLAMATH FALLS, OR 97601

Before me:

*Dawn Schooler*

Notary Public for OregonMy commission expires 12/20/98

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 3:45 o'clock P M. and duly recorded  
in Vol. M96 of Deeds Page 25074.

Bernetha G Letsch, County Clerk

By *Cheryl Schooler*

Deputy.

Fee, \$30.00