

23517

WARRANTY DEED

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JIMMY R. HINES and MARYBETH HINES, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 DONNA P. NAGY, A SINGLE PERSON,
 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 4 in Block 9 of THE TERRACES, 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 \$ 108,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 443 LAGUNA STREET, KLAMATH FALLS, OR 97601

Dated this 20th day of August 1996.

Jimmy R. Hines
 JIMMY R. HINES

Marybeth Hines
 MARYBETH HINES

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. August 20 19 96

COUNTY OF KLAMATH

Personally appeared the above named _____

JIMMY R. HINES & MARYBETH HINES

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
 Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT36931-KR

Return to:

DONNA P. NAGY
 443 LAGUNA STREET
 KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle

on this 20th day of August A.D., 19 96
 at 3:51 o'clock PM and duly recorded
 in Vol. M96 of Deeds Page 25765

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

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