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22440 23520

WARRANTY DEED

Vol. 196 Page 25778
Vol. 1996 Page 23356

GERALD H. MADDAX and GINGER L. MADDAX, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:

RINA J. THORNTON,

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:

The S 1/2 of the NW 1/4 NW 1/4 of Section 16, and the S 1/2 of the NE 1/4 NE 1/4 of Section 17, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon lying East of the Main Channel of Mill Creek.

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 DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION

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 \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4212 HOMEDALE RD., KLAMATH FALLS, OR 97603

Dated this 29 day of July, 1996

GERALD H. MADDAX

GINGER L. MADDAX

NOTARY ACKNOWLEDGEMENT

STATE	OF	Washington
		ss.

7/29 19

COUNTY OF TIME

Personally appeared the above named <u>Seraha</u>

General & Ginger Madday

and acknowledged the foregoing instrument to be _____ voluntary act.

NOTARY SON PUBLIC 4-20-99 TO WASHING

Before me:

Notary Public for

My commission expires

(seal)

ESCROW NO. MT37128-PS

Return to: RINA J. THORNTON 4212 HOMEDALE RD. KLAMATH FALLS, OR 97603 STATE OF OREGON, County of Klamath ss.

Filed for record at request of:

on this lst day of August A.D., 19 96
at 11:45 o'clock AM. and duly recorded in Vol. M96 of Deeds Page 23356
Bernetha G Letsch, County Clerk
By INDEXED Deputy.

THIRING SONERS

Fee, \$30.00 D

20th

_ the .

County Clerk

o'clock _____PM., and duly recorded in Vol. M96

on Page _____25778

Bernetha G Letsch,

CERALO IL MADONY

KIND OF BUILDING STATES

STATE OF OREGON: COUNTY OF KLAMATH:

_ A.D., 19 <u>96</u>

of <u>Deeds</u>

Filed for record at request of _

August

\$10.00/RR

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