

23719

WARRANTY DEED

Vol. male Page 26152

MTC 38813MS

VIRGINIA MAY WEST,

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

FRED DONOVAN HALL,

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:

PARCEL 1 OF LAND PARTITION 23-96 BEING LOTS 69 AND 70 OF "LEWIS TRACTS",
 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 \$ 36,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1538 Hope Street, Klamath Falls, Or 97603

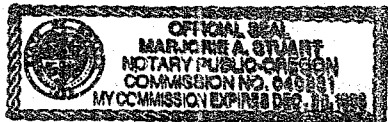
Dated this 19th day of August, 1996.

Virginia May West
 VIRGINIA MAY WEST

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. August 19 1996
 COUNTY OF Klamath
 Personally appeared the above named Virginia May West

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Maynard St. John

Notary Public for OregonMy commission expires 12-20-98

ESCROW NO. MT38813-MS

Return to:

FRED DONOVAN HALL
 1538 Hope Street
 Klamath Falls, Or 97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle

on this 23rd day of August A.D., 19 96
 at 11:43 o'clock A M. and duly recorded
 in Vol. M96 of Deeds Page 26152.

Bernetha G Letsch, County Clerk

By Maynard St. John

Deputy.

Fee, \$30.00