

23900

MTC 39149LW

WARRANTY DEED

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RAMONA LEE OVERSON AND COLLEEN GAIL KUNZE NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SURVIVORSHIP,

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

WILLIAM C. ALFORD and WANDA G. ALFORD, husband and wife,

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:

Tract No. 64 of PLEASANT HOME 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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4742 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this 22nd day of August, 1996

Ramona Lee Overson
RAMONA LEE OVERSON

Colleen Gail Kunze
COLLEEN GAIL KUNZE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. August 22 19 96
COUNTY OF Klamath

Personally appeared the above named

Ramona Lee Overson and Colleen Gail Kunze

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget - Weatherby

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT39149-LW

STATE OF OREGON, ss.
County of Klamath

Return to:

WILLIAM C. ALFORD
4742 SHASTA WAY
KLAMATH FALLS, OR 97603

Filed for record at request of:

AmeriTitle
on this 27th day of Aug A.D., 19 96
at 3:27 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 26536

Bernetha G. Letach County Clerk
By Spencer M. Letach Deputy.

Fee, \$30.00