

24020

## WARRANTY DEED

Vol. 1796 Page 26818

MTC 39169 DS

DOLORES Y. CULVER,

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

DAVID M. LATOURETTE and PAMELA R. LATOURETTE, 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:

LOT 7 IN BLOCK 72 OF BUENA VISTA 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 \$ 24,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2008 OREGON AVENUE, KLAMATH FALLS, OR 97601

Dated this 29th day of August, 1996.

Dolores Y. Culver  
 DOLORES Y. CULVER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. August 29 19 96  
 COUNTY OF Klamath

Personally appeared the above named \_\_\_\_\_

DOLORES Y. CULVER

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT39169-DS

Return to:

DAVID M. LATOURETTE  
 2008 OREGON AVENUE  
 KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Amerititle

on this 29th day of August A.D. 19 96  
 at 3:52 o'clock P M. and duly recorded  
 in Vol. 1796 of Deeds Page 26818

Bernetha G. Letsch County Clerk

By

Kathleen Ross

Deputy.

Fee. \$30.00