

24138

MTC 38990KA

## WARRANTY DEED

Vol 196 Page 27303

RICHARD D. TALBOTT, who acquired title as

RICHARD L. TALBOTT and SHARON L. TALBOTT, as tenants by the entirety.

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

JIM H. BAKER,

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 9 and the Westerly 20 feet of Lot 10, Block 44, GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH Grantor's interest in Well Agreement recorded July 26, 1982 in Volume M82, page 9478, Microfilm Records of Klamath County, Oregon.

Together with Mobile Home #X145879 which is situated on the real property described above.

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 21 day of Aug, 1996

Richard D. Talbott  
RICHARD D. TALBOTT

Sharon L. Talbott  
SHARON L. TALBOTT

## NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONACOUNTY OF LA PAZ

SS.

Aug 21 19 96Personally appeared the above named RICHARD D. TALBOTT ANDSHARON L. TALBOTT

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Karla Greenlee  
Notary Public for State of AZ

My commission expires MY COMM EXPIRES JUNE 11, 1998

(seal)

ESCROW NO. M238990-KA

Return to:

JIM H. BAKER

c/o AMERITITLE

222 South Sixth Street

Klamath Falls, OR 97601

523007

96 SEP -3 A9:51

KJSTWCH BATTI' OF 3120T  
SSS BOUNCH BIXCH 222222  
C/O WISVILLITE  
CIN H' BUKEN  
B222222 NO. 222222

27304

IN CONNECTION WITH THE MATTER OF

INTERNAL BUREAU

BEING AS:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day  
of September A.D. 19 96 at 9:51 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 27303

FEE \$35.00

Bernetha G Letsch, County Clerk

By Cathy L. L. L.

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