

24267

WARRANTY DEED

Vol. M96 Page 27558

MTC 38996KR

JERRY D. HOLDEN and CAROLYN R. HOLDEN, husband and wife,

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

GREGORY GORDON COLLINS and DEBORAH ELIZABETH COLLINS, as tenants by the entirety,

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 North 68.95 feet of the East 134 feet of TRACT 18 and the South 16.13 feet of the East 134 feet of TRACT 17 of HOMEDALE 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 \$ 57,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3626 MADISON STREET, KLAMATH FALLS, OR 97603

Dated this 3 day of Sept., 1996.

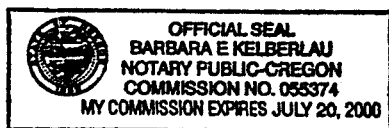
X Jerry D. Holden
JERRY D. HOLDEN

X Carolyn R. Holden
CAROLYN R. HOLDEN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONss. September 3 1996COUNTY OF JACKSON

Personally appeared the above named

JERRY D. HOLDEN & CAROLYN R. HOLDENand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:

Barbara E. Kelberlau
Notary Public for Oregon

My commission expires 7-20-2000STATE OF OREGON,
County of Klamath ss.

ESCROW NO. MT38996-KR

Return to:

GREGORY GORDON COLLINS
3626 MADISON STREET
KLAMATH FALLS, OR 97603

Filed for record at request of:

AmeriTitle

on this 4th day of Sept A.D., 19 96
at 11:50 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 27558.

Bernetha G Letsch, County Clerk

By Cathy S. Surratt

Deputy.

Fee, \$30.00