

24349

WARRANTY DEED

MTC 39188MS

Vol. m96 Page 27764

JERRY L. PRICE,

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

LARRY JAMES BIRD and MARTHA CAROLYN BIRD, 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 14 OF HOMELAND TRACTS, NO. 2, 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:

SEE ALSO EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5959 Delaware Avenue, Klamath Falls, OR 97603

Dated this 3rd day of September, 1996.

Jerry L. Price
JERRY L. PRICE

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. September 3 1996COUNTY OF KLAMATH

Personally appeared the above named _____

JERRY L. PRICE

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Redd

Notary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT39188-MS

Return to:

LARRY JAMES BIRD
5959 Delaware Avenue
Klamath Falls, OR 97603

96 SEP -5 AM 1:40

Subject to: First Trust Deed recorded April 25, 1988 in Volume M88, at page 6528, Microfilm Records of Klamath County, Oregon.

BUYERS HEREBIN DO NOT AGREE TO ASSUME SAID TRUST DEED AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 5th day
of September A.D., 19 96 at 11:40 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 27764.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]