

96 SEP -6 AM 36

24419

WARRANTY DEED

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MTC38466KR

KARON WRIGHT,

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

ALEXIA HARDT,

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 10 in Block 36 of SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1980 PACFA Mobile Home, Oregon License #X162652 and Serial #SE3347AB which is situated on the real property described herein.

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:

SUBJECT TO: County Road Lien, subject to the terms and provisions thereof, for improvement of McLaughlin Lane in the amount of \$3,610.82 plus interest, if any, as of the date of this deed. Grantee named herein agrees to assume and pay said County Road Lien in full.

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 \$ 48,920.57.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 535 Laguna, Klamath Falls, OR 97601

Dated this 5th day of September, 1996

KARON WRIGHT

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. September 5 1996

COUNTY OF KLAMATH

Personally appeared the above named

KARON WRIGHT

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT38466-KR

Return to:

ALEXIA HARDT

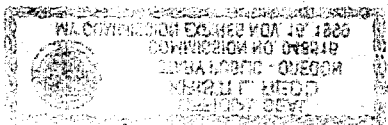
535 Laguna
Klamath Falls, OR 97601

232 1000 1000

27894

VERMEX HYNDOL

RECORD NO. 27894-94



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of September A.D. 19 96 at 11:36 o'clock M., and duly recorded in Vol. M96
of Deeds on Page 27893.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Cherry Susan

NOTARY PUBLIC

DEED NO. 27894-94

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