

24465

96 SEP -6 P3:26

WARRANTY DEED

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MT39200W

HIGHLAND COMMUNITY FEDERAL CREDIT UNION,

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

TIM C. JERAN and ROBYN JERAN, 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:

² Parcel of Land Partition 16-92 situated in the N1/2 NW1/4 SE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, 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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3404 HOLBROOK STREET, KLAMATH FALLS, OR 97601

Dated this 5 day of Sept, 1996

HIGHLAND COMMUNITY FEDERAL CREDIT UNION

BY: Nancy B. Nealy CEO
NANCY B. NEALY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. Sept 5 1996
COUNTY OF Klamath

Personally appeared the above named Nancy B. Nealy, CEO
of Highland Community Federal Credit Union
and acknowledged the foregoing instrument to be her voluntary act.



Before me:
Sandra Handsaker
Notary Public for Oregon
My commission expires 7-23-97

(seal)

ESCROW NO. MT39200-LW

Return to:
TIM C. JERAN
3404 HOLBROOK STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 6th day of Sept A.D. 19 96
at 3:26 o'clock p.M. and duly recorded
in Vol. M96 of Deeds Page 27978

Bernetha G. Letsch County Clerk
By [Signature] Deputy.

Fee. \$30.00