

24820

WARRANTY DEED Vol. ma6 Page 28618

MTC39314 KA

ALBERT L. PRESTON and PATRICIA V. PRESTON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
 LARRY J. O'LEARY and NIKKI MC KENNEY-O'LEARY, 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:

LOT 14 IN BLOCK 34 OF FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11422 CACKLER COURT, KENO, OR 97627

Dated this 9 day of September, 1996.



ALBERT L. PRESTON



PATRICIA V. PRESTON

NOTARY ACKNOWLEDGEMENT

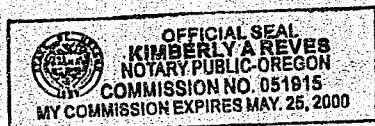
STATE OF OREGON SS. September 9 19 96

COUNTY OF KLAMATH

Personally appeared the above named ALBERT L. PRESTON AND

PATRICIA V. PRESTON

and acknowledged the foregoing instrument to be their voluntary act.

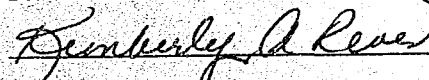


(seal)

ESCROW NO. MT39314-KA

Return to:
 LARRY J. O'LEARY
 11422 CACKLER COURT
 KENO, OR 97627

Before me:



Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON.
 County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 11th day of Sept A.D., 19 96
 at 3:47 o'clock P M. and duly recorded
 in Vol. M96 of Deeds Page 28618

Bernetha G Letsch, County Clerk

By  Deputy.

Fee \$30.00