

96 SEP 11 P3:48

24827

MT39185 MS

WARRANTY DEED

Vol. m96 Page 28634

JEANETTE E. GALL,

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

MARGARET EDMONDSON,

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 4 IN BLOCK 3 OF JUNIPER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON ~~FILE~~ IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; TOGETHER WITH A 1978 "HOMET" MOBILE HOME, PLATE #X148156.

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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 22815 CHERRYWOOD LANE, SPRAGUE RIVER, OR 97639

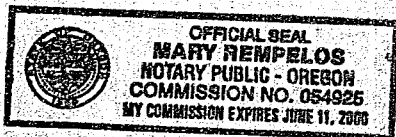
Dated this 27th day of August, 1996.

Jeanette E. Gall
JEANETTE E. GALL

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. August 27 1996
COUNTY OF Coos
Personally appeared the above named Jeanette E. Gall

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Mary Rempelos
Notary Public for Oregon

My commission expires 6-11-2000

ESCROW NO. MT39185-MS

Return to:

MARGARET EDMONDSON
22815 CHERRYWOOD LANE
SPRAGUE RIVER, OR 97639

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 3:48 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 28634
Bernetha G Letsch, County Clerk
By [Signature] Deputy.
Fee, \$30.00