24827 MTC39195 MS

WARRANTY DEED

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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

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Dated this 27th day of Amoust . 1996.

NOTARY ACKNOWLEDGEMENT

STATE OF	Oregon	 ss.	August	27 ₁₉ 9	6
COUNTY OF	Coos peared the above	named	Jeanette E.		
and acknowled	ged the foregoing	instrumen!	to be her	voluntary	act.



(seal)

ESCROW NO. MT39185-MS

Return to: MARGARET EDMONDSON 22815 CHERRYWOOD LANE SPRAGUE RIVER, OR 97639

Before me:	
Mary	Lempelos
Notary Pub	
시민들은 그렇게 다	ion expires 6-4-2000

STATE OF OREGON. County of Klamath

Filed for record at request of:

	Amer	iTitle			
on this _	<u>11th</u> 48	_ day of _	Sept P M	_ A.D.,	19 <u>96</u>
in Vol	M96	of]	Deeds	Page _	28634
Berne	tha G L By	etsch. C	County Cle	rk,	مس
Fee, \$3			8		Deputy