

25084 MTC39279 KA

96 SEP 16 AM 1:49
WARRANTY DEED

Vol. M96 Page 29145

JAMES O'BRIEN COWAN,

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

WILLIAM G. HARDIN AND SANDRA M. HARDIN, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST, AND DUSTIN L. GERBING AND NANCY J. GERBING, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST.,

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 11 in Block 5 of Tract No. 1007, WINCHESTER, 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 \$ 42,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 12 day of September 1996.


JAMES O'BRIEN COWAN

NOTARY ACKNOWLEDGEMENT

STATE OF

Oregon

COUNTY OF

Washington

ss.

September 12

19 96

Personally appeared the above named

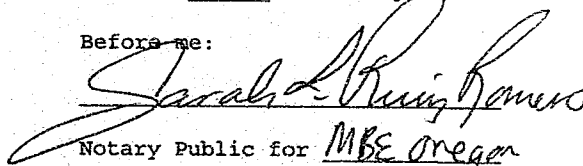
James O'Brien Cowan

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:



Notary Public for MBE Oregon

My commission expires June 28, 1999

ESCROW NO. MT39279-KA

Return to:

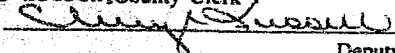
WILLIAM G. HARDIN
4023 Sturdivant
Klamath Falls, OR 97603STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle
on this 16th day of Sept. A.D., 19 96
at 11:49 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 29145.

Bernetha G Letsch, County Clerk

By



Deputy.

Fee, \$30.00