

25169

## WARRANTY DEED

MTC39342KR

Vol. M96 Page 29327

RANDALL J. KERR and KATHLEEN M. KERR, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
CODY D. ALLEN,

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:

The Southeasterly 20 feet of Lot 46 and all of Lot 47 in Block 18 of  
INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to  
the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

96 SEP 17 AM 1:43  
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 \$ 15,000.00.

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

Dated this 12th day of September, 19 96

Randall J. Kerr  
RANDALL J. KERR

Kathleen M. Kerr  
KATHLEEN M. KERR

## NOTARY ACKNOWLEDGEMENT

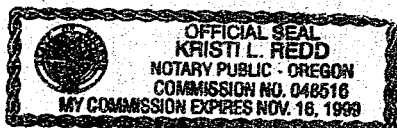
STATE OF OREGON ss. September 12 19 96

COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

RANDALL J. KERR & KATHLEEN M. KERR

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT39342-KR

Return to:  
CODY D. ALLEN

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Amerititle

on this 17th day of Sept. A.D., 19 96  
at 11:43 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 29327

Bernetha G. Letsch County Clerk

By Cheryl J. Moore

Deputy.

Fee. \$30.00