

25174

## WARRANTY DEED

Vol. M96 Page 29339

MT39222-MS  
RICK J. ROBINSON,

Grantor(s) hereby grant, bargain, sell and convey to:  
ALFRED L. EDGAR and JUDY A. EDGAR, 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 11 IN BLOCK 14 OF STEWART ADDITION, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON. SAVING AND EXCEPTING THEREFROM THAT PORTION OF LOT 11 IN BLOCK  
14 DEEDED TO THE STATE OF OREGON, IN DEED VOLUME M68, PAGE 3407,  
MICROFILM RECORDS 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:

A FIRST TRUST DEED RECORDED APRIL 20, 1990 IN VOLUME M90, PAGE 7333,  
MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF JOHN P. CARLILE  
AND TERESA CARLILE. THE GRANTEE HEREIN HEREBY AGREE TO ASSUME AND PAY  
IN FULL THE TRUST DEED DESCRIBED ABOVE.

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 \$ 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3370 LAKE FOREST ROAD, CHILOQUIN, OR 97624

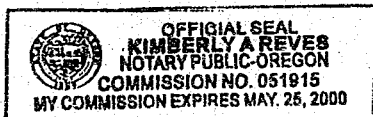
Dated this 3 day of September, 1996

Rick Robinson  
RICK J. ROBINSON

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. September 3 19 96  
COUNTY OF Klamath  
Personally appeared the above named RICK J. ROBINSON

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

STATE OF OREGON,  
County of Klamath ss.

ESCROW NO. MT39222-MS

Filed for record at request of:

Return to:

ALFRED L. EDGAR  
3370 LAKE FOREST ROAD  
CHILOQUIN, OR 97624

Amerititle  
on this 17th day of Sept. A.D., 19 96  
at 11:44 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 29339.  
Bernetha G. Letsch, County Clerk  
By Kathleen Ross

Deputy.

Fee. \$30.00

96 SEP 17 AM 1:44