

25175

## WARRANTY DEED

Vol. M96 Page 29340

MT39218MS

RICH MAURMANN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF RUTH BAKER, DECEASED, Grantor(s) hereby grant, bargain, sell and convey to:  
KENNETH E. DAVIS and MAROLYN R. DAVIS, 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:

LOTS 10 AND 11 IN BLOCK 20 OF CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3105 "M" STREET, SE #4, AUBURN, WA 98002

Dated this 9th day of September, 1996

THE ESTATE OF RUTH BAKER

BY: [Signature] PERSONAL REPRESENTATIVE  
RICK MAURMANN

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. September 9, 19 96  
COUNTY OF Marion  
Personally appeared the above named Rick Maurmann

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

[Signature]  
Notary Public for Oregon  
My commission expires 11/21/99

ESCROW NO. MT39218-MS

Return to:

KENNETH E. DAVIS  
3105 "M" STREET, SE #4  
AUBURN, WA 98002

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 11:44 o'clock A. M. and duly recorded  
in Vol. M96 of Deeds Page 29340.  
Bernetha G. Letsch County Clerk  
By [Signature] Deputy.

Fee, \$30.00

96 SEP 17 AM 1:44