

25208

MTC39352 KA

96 SEP 17 P3:45

WARRANTY DEED

Vol. 1996 Page 29405

ROY E. MC CORD and PEARL Z. MC CORD, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to:
ROBERT ELZNER and JULIE ELZNER, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5640 COTTAGE, KLAMATH FALLS, OR 97603

Dated this 17 day of September, 1996.

Roy E. McCord
ROY E. MC CORD

Pearl Z. McCord
PEARL Z. MC CORD

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

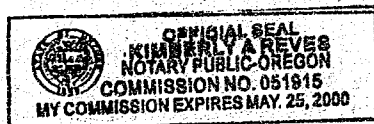
SS. September 17 19 96

COUNTY OF KLAMATH

Personally appeared the above named ROY E. MCCORD AND

PEARL Z. MCCORD

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39352-KA

Return to:

ROBERT ELZNER
5640 COTTAGE
KLAMATH FALLS, OR 97603

29406

EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 70 feet of said Lot 4, Block 2, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 4, in Block 2, PLEASANT VIEW TRACTS, as designated on the official plat thereof on file in the office of County Clerk of Klamath County, Oregon running thence Southerly 140 feet to the Southeast corner of said Lot 4, Block 2; thence Westerly 70 feet along the Southerly line of said Lot 4, Block 2; thence Northerly 140 feet parallel to the Easterly boundary of said Lot 4, Block 2; thence Easterly 70 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 17th day
of Sept A.D., 19 96 at 3:45 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 29405.

Bernetha G Letsch County Clerk

By Syretta M. Smith

FEE

\$35.00