

NA

26720

WARRANTY DEED

Vol M96

Page 32489

KNOW ALL MEN BY THESE PRESENTS, That MARY L. PETERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ****

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

**** MARY L. PETERSON, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE MARY L. PETERSON LOVING® TRUST DATED AUGUST 30, 1996, AND ANY AMENDMENTS THERETO.

Lot 9, Block 6, Tract No. 1063, THIRD ADDITION TO VALLEY VIEW, in the County of Klamath, State of Oregon.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under and title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the entire consideration, if not applicable, should be deleted. See ORS 92.630.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30TH day of AUGUST, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Mary L. Peterson
MARY L. PETERSON

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on AUGUST 30, 1996,

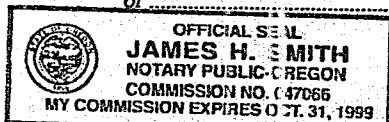
by

This instrument was acknowledged before me on , 19 ,

by

as

of



JAMES H. SMITH
Notary Public for Oregon
My commission expires 10/31/99

MARY L. PETERSON
3212 SUNSHINE PLACE
KLAMATH FALLS, OR 97603
MARY L. PETERSON, TRUSTEE UNDER THE
MARY L. PETERSON LOVING TRUST D/T/D 8/30/96
3212 SUNSHINE PLACE
KLAMATH FALLS, OR 97603
Grantee's Name and Address
After recording return to (Name, Address, Zip):
JAMES H. SMITH, ESQ.
711 BENNETT AVE.
MEDFORD, OR 97504
Until requested otherwise send all tax statements to (Name, Address, Zip):
MARY L. PETERSON
3212 SUNSHINE PLACE
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of October, 1996, at 1:48 o'clock P.M., and recorded in book/reel/volume No. M96 on page 32489 and/or as fee/file/instrument/microfilm/reception No. 26720, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross, Deputy.