

WARRANTY DEED

MTC39489-KA

GEORGE R. OLSON AS TO AN UNDIVIDED 1/2 INTEREST AND DONALD R. OLSON AS TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell and convey to: LINDA MARIA GARCIA, 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 9 and 10 in Block 22 of KLAMATH FALLS SECOND 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 \$ 59,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1912 LANCASTER AVENUE, KLAMATH FALLS, OR 97601

Dated this 15 day of October, 1996.

George R. Olson
GEORGE R. OLSON

BY: Donald R. Olson HIS ATTY-IN-FACT
DONALD R. OLSON

Donald R. Olson
DONALD R. OLSON

NOTARY ACKNOWLEDGEMENT

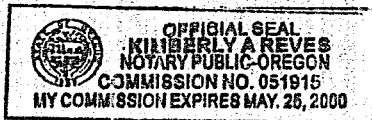
STATE OF OREGON

COUNTY OF KLAMATH

SS. October 15 19 96

Personally appeared the above named DONALD R. OLSON AS AN INDIVIDUAL
AND AS ATTORNEY IN FACT FOR GEORGE R. OLSON

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

ESCROW NO. MT39489-KA

Return to:

LINDA MARIA GARCIA
1912 LANCASTER AVENUE
KLAMATH FALLS, OR 97601

Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 16th day of October A.D., 1996
at 11:57 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 32755
Bernetha G. Letsch County Clerk
By Rodden Ross

Re. \$30.00

Deputy.

96 OCT 16 AM 1:57

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