

27721

MTC39557KA

WARRANTY DEED

Vol. M96 Page 34642

GLENDA J. SNOWDY,

Grantor(s) hereby grant, bargain, sell and convey to:

PAUL O. BEGER and ANITA M. BEGER, 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 5, Block 23, FIRST 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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 406 ROOSEVELT STREET, KLAMATH FALLS, OR 97601

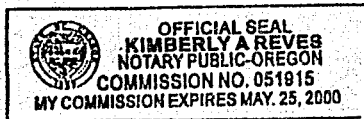
Dated this 29 day of October, 1996.

Glenda J. Snowdy
GLENDA J. SNOWDY

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. October 29 19 96Personally appeared the above named GLENDA J. SNOWDY

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reves

Notary Public for OregonMy commission expires 5/25/2000

(seal)

ESCROW NO. MT39557-KA

Return to:

PAUL O. BEGER

406 ROOSEVELT STREET

KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day of November A.D., 19 96 at 3:52 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 34642.

FEE

\$30.00

Bernetha G. Letsch County Clerk

By Kathleen Ross