8

WARRANTY DEED

MTC30349 MS THROOP and PATRICIA M. THROOP, husband and wife, VIA S. Grantor(s) hereby grant, bargain, sell and convey to:

WILLIAM R. DIEKMANN and SUSAN M. DIEKMANN, 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 1 IN BLOCK 1 OF TRACT NO. 1065 IRISH BEND, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, ORKGON.

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 \$

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1641 WILFORD AVENUE, KLAMATH FALLS, OR 97601 1940.

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NOTARY ACKNOWLEDGEMENT

STATE OF <u>Oregon</u> ss.	11-01 1996
COUNTY OF Klamath	
Personally appeared the above named	
Patricia, M. Thron	op
and acknowledged the foregoing inst	rument to be HUM voluntary act.
	Before me:
OFFICIAL SEAL DAWN SCHOOLER	Dawn Schooler
NOTARY PUBLIC-OREGON COMMISSION NO. 040228 NV COMMISSION EXPIRES DEC. 20, 1908	Notary Public for Oregon
Reservements	My commission expires 12/70/96

ESCROW NO. MT39349-MS

Return to: WILLIAM R. DIEKMANN 1641 WILFORD AVENUE KLAMATH FALLS, OR 97601

STATE OF OREGON: COUN				the	4th
Filed for record at request of November	Ameri A.D., 19 <u>96</u> at Deeds	title 11:53 o'clock	A. M., and duly on Page 34773	recorded in Vol.	M96

Bernetha G. Letsch County Clerk attun

day

FEE \$30.00