

MT39710KA WARRANTY DEED

HAROLD B. FORESTER and BETTY L. FORESTER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: MARK L. TOFELL and DIANNA R. TOFELL, 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:

The South 13 feet of Lot 4 and the North 52 feet of Lot 5 in Block 1, FIRST ADDITION TO TONATEE HOMES, 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 \$ 69,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4236 GARY STREET, KLAMATH FALLS, OR 97603

Dated this 5 day of November, 1996

Harold B. Forester  
HAROLD B. FORESTER

Betty L. Forester  
BETTY L. FORESTER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

ss. November 5 19 96

COUNTY OF KLAMATH

Personally appeared the above named HAROLD B. FORESTER AND  
BETTY L. FORESTER

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kimberly A. Reas

Notary Public for Oregon

My commission expires 5/25/2000

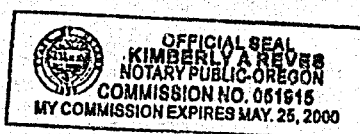
(seal)

ESCROW NO. MT39710-KA

Return to:

MARK L. TOFELL  
4236 GARY STREET  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.



Filed for record at request of Amerititle the 6th day of November A.D., 19 96 at 11:49 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 35077.

FEE \$30.00

Bernetha G. Letsch County Clerk

By Kathleen Reas