

MT39681MS

WARRANTY DEED

GREGORY K. EVANS and CHARLENE L. EVANS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: STEVEN D. HEDRICK and KATHLEEN S. GREGORY, with the rights of survivorship, 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 2 IN BLOCK 13 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,
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 \$ 87,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4964 SOUTHVIEW DRIVE, KLAMATH FALLS, OR 97603

Dated this 6th day of November, 19 96

Gregory K. Evans
GREGORY K. EVANS

BY: Charlene L. Evans HIS ATTORNEY IN FACT
CHARLENE L. EVANS

Charlene L. Evans
CHARLENE L. EVANS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath SS. November 6 19 96

Personally appeared the above named Charlene L. Evans, individually and
as attorney in fact for Gregory K. Evans

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

ESCROW NO. MT39681-MS

Return to:
STEVEN D. HEDRICK
4964 SOUTHVIEW DRIVE
KLAMATH FALLS, OR 97603

Before me:
Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 8th day of November A.D., 19 96
at 3:30 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 35407

Bernetha G. Letsch, County Clerk
By Kathleen L. Lamm

Fee, \$30.00

Deputy.