

28104

## WARRANTY DEED

Vol. M96 Page 35419

MT39747-KA

GEORGIA L. BROWN,

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

MARK E. POE and MICHELLE D. POE, 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:

All of Lot 45 and the Westerly 8 feet of Lot 44 and all of Lot 58 and the Westerly 8 feet of Lot 59, ROSELAWN, Subdivision of BLOCK 70 BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, TOGETHER WITH the vacated alley lying between said Lots and the E1/2 of vacated alley lying adjacent to the herein described property as vacated by Ordinance recorded December 10, 1958 in Book 307, page 405, Deed Records 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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 640 ROSEWAY DRIVE, KLAMATH FALLS, OR 97601

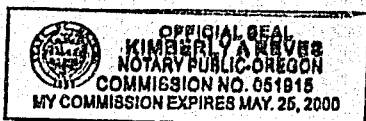
Dated this 8 day of November, 1996

*Georgia L. Brown*  
GEORGIA L. BROWN

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. November 8 19 96COUNTY OF KLAMATHPersonally appeared the above named GEORGIA L. BROWN

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

*Kimberly A. Reeves*

Notary Public for OregonMy commission expires 5/25/2000

(seal)

ESCROW NO. MT39747-KA

Return to:

MARK E. POE

640 ROSEWAY DRIVE

KLAMATH FALLS, OR 97601

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 35419.

Bernetha G. Letsch County Clerk

By *Bernetha G. Letsch*

Deputy.

Fee, \$30.00