

28505

Vol. M96 Page 36227

WARRANTY DEED

MTC 39624-KR

MERLE E. BRISBON,

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

MARK A. NORTHUP, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,

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:

Lots 24 and 25 in Block 6 of ST. FRANCIS PARK, 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 \$ 73,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4623 CANNON AVENUE, KLAMATH FALLS, OR 97603

Dated this 13th day of November, 1996

Merle E. Brisbon
MERLE E. BRISBON

BY:

~~CAROL ARNOLD~~~~HER ATTORNEY-IN-FACT~~

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on November 13, 1996

by MERLE E. BRISBON for herself

asx

asx

Kristi L. Redd
Notary Public of OREGON

My commission expires 11/16/99



ESCROW NO. MT39624-KR

Return to:

MARK A. NORTHUP
4623 CANNON AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 18th day of November A.D., 19 96 at 3:54 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 36227

FEE \$30.00

Bernetha G. Letsch / County Clerk

By Kathleen Ross