

MTC39769KA

WARRANTY DEED

BILL J. VIETZ and LENORA T. VIETZ, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: STEPHEN P. GEOGHEGAN and KATHY D. GEOGHEGAN, 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 8 in Block 1 of BRYANT TRACTS, 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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1738 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 21 day of November, 1996.

BILL J. VIETZ
BILL J. VIETZ

LENORA T. VIETZ
LENORA T. VIETZ

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

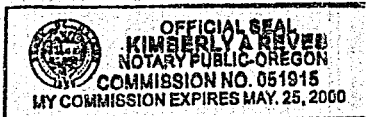
SS. November 21 19 96

COUNTY OF KLAMATH

Personally appeared the above named BILL J. VIETZ AND

LENORA T. VIETZ

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Kimberly A. Reeve
Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39769-KA

Return to:

STEPHEN P. GEOGHEGAN
1738 SUMMERS LANE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 25th day of November A.D. 19 96
at 11:19 o'clock A.M. and duly recorded
in Vol. 196 of Deeds Page 36943
Bernetha G. Letsch County Clerk
By Kathleen Rose
Fee, \$30.00 Deputy.