

29413

Vol. M96 Page 37878

## MTC 40065 MS WARRANTY DEED

WILLIAM L. CARTER,

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

DILBERT A. CHITTENDEN and ARVILLA L. CHITTENDEN, 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 13 IN BLOCK 53 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, FLAT NO. 2, 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 \$ 4,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 299, COLUSA, CA 95932

Dated this 30 day of NOV., 1996

William L. Carter  
WILLIAM L. CARTER

PROV. STATE OF BRITISH COLUMBIA ss. NOV. 30 19 96

COUNTY OF VANCOUVER

Personally appeared the above named WILLIAM L. CARTER

and acknowledged the foregoing instrument to be HIS voluntary act.

Before me:

[Signature]

Notary Public for THE PROV. OF BRITISH COLUMBIA

My commission expires AT 11:22

ESCROW NO. MT40065-MS

Return to:

DILBERT A. CHITTENDEN

P.O. BOX 299

COLUSA, CA 95932

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day of December A.D. 19 96 at 11:35 o'clock A.M., and duly recorded in Vol. M96 of Deeds on Page 37878

FEE \$30.00

Bernetha G. Letsch/County Clerk  
By [Signature]