

29421

MTC 39465-KA  
WARRANTY DEED

Vol. M96 Page 37887

SHIRLEY A. DOLL WHO ACQUIRED TITLE AS SHIRLEY DOLL,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 CAROL ANNE KELLOGG  
 Grantee(s) and grantees 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 407 in Block 110 of MILLS ADDITION to the City of Klamath Falls,  
 according to the official plat thereof on file in the office of the  
 County Clerk of Klamath County, Oregon.

M1:36

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.

REC  
X6

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 20.930.

The true and actual consideration for this conveyance is \$ 23,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 2135 GARDEN AVENUE, KLAMATH FALLS, OR 97601

Dated this 3rd day of December, 19 96

Shirley A. Doll  
SHIRLEY A. DOLL

STATE OF Oregon

ss. December 5, 1996

COUNTY OF Klamath

Personally appeared the above named SHIRLEY A. DOLL

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Robert H. Nahama

Notary Public for Klamath County, OR

My commission expires 3/16/00

(seal)

ESCROW NO. MTC 39465-KA

RETURN TO:

CAROL KELLOGG  
 2135 GARDEN AVENUE  
 KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day  
 of December, A.D. 1996 at 11:36 o'clock A.M., and duly recorded in Vol. M96  
 of Deeds on Page 37887.

Bernetha G. Letsch, County Clerk

By Kathleen Rose

FEE \$30.00