

23608

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MTC 39861-LW WARRANTY DEED

JAMES FRANK HOLCOMB

Grantor(s) hereby grant, bargain, sell and convey to:
DAVID E. NEET,

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:

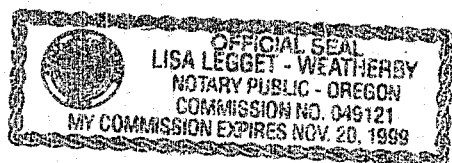
Lot 2 in Block 16 of THE TERRACES ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$36,250.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 457 DAMONT STREET, KLAMATH FALLS, OR 97601

Dated this 27th day of November, 1996James Frank Holcomb
JAMES FRANK HOLCOMBSTATE OF Oregon
COUNTY OF Klamath ss. November 27 1996
Personally appeared the above named James Frank Holcomband acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:

Lisa Legget - WeatherlyNotary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT39861-LW

Return to:

DAVID E. NEET
457 DAMONT STREET
KLAMATH FALLS, OR 97601STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 6th day of December A.D. 1996
at 1:53 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 38249
Bernetha G. Letsch, County ClerkBy Kathleen Ross

Deputy.

Fee. \$30.00

96 DEC -6 P3:53