

29668

MTC40039-KA

WARRANTY DEED

Vol. 1796 Page 38364

MARTHA L. HARWOOD AS TRUSTEE OF THE HARWOOD FAMILY TRUST AND AS TRUSTEE OF THE HARWOOD SURVIVOR'S TRUST,

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

RICHARD J. ADAMS,

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 4 in Block 4 of EAST HILLS ESTATES - TRACT NO. 1103, 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 \$ 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2106 DAWN DR., KLAMATH FALLS, OR 97603

Dated this 5 day of December, 1996.

HARWOOD FAMILY TRUST & HARWOOD SURVIVOR'

BY: Martha L. Harwood TRUSTEE
MARTHA L. HARWOOD

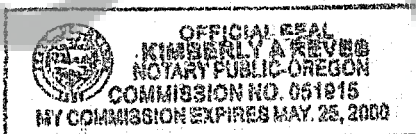
STATE OF OREGON

SS. December 5 19 96

COUNTY OF KLAMATH

Personally appeared the above named MARTHA L. HARWOOD AS TRUSTEE OF THE HARWOOD FAMILY TRUST AND AS TRUSTEE OF THE HARWOOD SURVIVOR'S TRUST

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reeves
Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT40039-KA

Return to:

RICHARD J. ADAMS
2106 DAWN DR.
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day of December A.D., 19 96 at 3:18 o'clock P.M., and duly recorded in Vol. 1796 of Deeds on Page 38364.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Kathleen Rose

96 DEC -9 P3:18