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29939

JOYCE HUMENIK
1214 36TH STREET
ANACORTS, WA 98221
Grantor's Name and Address

'96 DEC 13 P3:48

GARY F. PIERCE
86139 DRUMMOND DRIVE
EUGENE, OR 97405
Grantee's Name and Address

After recording return to:
EVERGREEN LAND TITLE CO.
P.O. BOX 931
SPRINGFIELD, OR 97477

Until a change is requested, all tax statements shall be sent to the following address.
SAME AS GRANTEE

TITLE NO. 45465
ESCROW NO. SP96-E7495
TAX ACCT. NO. 165494
MAP NO. 2607-1C0 11900

ATC: 04045485

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

*KNOW ALL MEN BY THESE PRESENTS, That* JOYCE HUMENIK *hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by* GARY F. PIERCE and CONNIE R. PIERCE, husband and wife *hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* KLAMATH *and State of Oregon, described as follows, to-wit:*

LOT 28, BLOCK 3, TRACT 1069, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

*To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except*

*Subject to any and all easements, restrictions and covenants of record*

*and that 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.*

*The true and actual consideration paid for this transfer, stated in terms of dollars, is* $6,000.00.

**However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).** *(The sentence between the symbols *, if not applicable should be deleted. See ORS 93.030.)*

*In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.*

*In Witness Whereof, the grantor has executed this instrument this* 26 *day of* Nov. *, 19* 96*; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

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.

Joyce Humenik
JOYCE HUMENIK

STATE OF ~~OREGON~~ Washington, COUNTY OF Skagit )ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov 26, 19 96, BY JOYCE HUMENIK

Jane K. Miller My commission expires: June 29, 2000
Notary Public for ~~Oregon~~ Washington

JANE KAREN MILLER
STATE OF WASHINGTON
NOTARY --•-- PUBLIC
MY COMMISSION EXPIRES 6-29-00

STATE OF OREGON : COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title & Escrow the 13th day of December A.D., 19 96 at 3:48 o'clock P.M., and duly recorded in Vol. M96, of Deeds on Page 38845.

County Clerk
by Bernetha Letsch
Kathleen Ross

FEE $30.00

Unofficial Copy