

MTC 39907-LW

## WARRANTY DEED

CHRIS M. ROWAN,

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

SCOTT D. TEETER,

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:

Lots 12 and 13 in Block 25 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat the copy of on file in the office of the 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 \$ 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~451 DIVISION STREET~~ 5811 Alva Ave. Klamath Falls, OR 97601

Dated this 19th day of December, 1996

Chris M. Rowan  
CHRIS M. ROWAN

STATE OF OregonCOUNTY OF Klamathss. December 19 1996

Personally appeared the above named Chris M. Rowan

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Lisa Legget-Weatherly

Notary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT39907-LW

Return to:

SCOTT D. TEETER

~~451 DIVISION STREET~~

KLAMATH FALLS, OR 97601

5811 Alva Ave.

Klamath Falls, OR  
97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Amended title \_\_\_\_\_ the 23rd day  
of December A.D. 19 96 at 3:49 o'clock P.M. and duly recorded in Vol. M96  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 39836

FEE \$10.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross