

MTC40234MS

WARRANTY DEED

ALFRED L. EDGAR,

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

JOHN W. BUSTER, JR. and GINGER G. BUSTER, husband and wife,

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 483, BLOCK 114, 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

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:

Trust Deed, subject to ther terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 19, 1995

Recorded: December 22, 1995

Volume: M95, page 34917, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLER HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2235 VINE AVENUE, KLAMATH FALLS, OR 97601

Dated this 10th day of January, 19 97


 ALFRED L. EDGAR

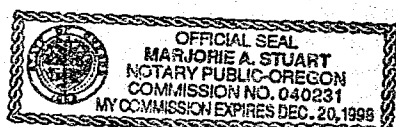
STATE OF Oregon

SS. January 10 19 97

COUNTY OF Klamath

Personally appeared the above named Alfred L. Edgar

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:


 Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON,
 County of Klamath ss.

ESCROW NO. MT40234-MS

Return to:

JOHN W. BUSTER, JR.
 2235 VINE AVENUE
 KLAMATH FALLS, OR 97601

Filed for record at request of:

AmeriTitle

on this 13th day of January A.D., 19 97
 at 11:08 o'clock A M. and duly recorded
 in Vol. M97 of Deeds Page 897

Bernetha G. Letcher County Clerk

By  Deputy

Fee, \$30.00

Deputy.

97 JAN 13 AM 108