

MTC 40204-LW

## WARRANTY DEED

JAMES L. ALSTON,

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

ROBIN J. SCHWARTZ,

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 and 5 in Block 23 of HILLSIDE 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. EXCEPTING THEREFROM the Easterly 85 feet thereof.

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 \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6002 Logan Dr. Klamath Falls, OR 97603

Dated this 10 day of JANUARY, 19 97

James L. Alston  
JAMES L. ALSTON

STATE OF OREGONSS. JANUARY19 97COUNTY OF KLAMATH

Personally appeared the above named JAMES L. ALSTON

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherly  
Notary Public for OREGON

My commission expires 11/20/99

(seal)

ESCROW NO. MT40204-LW

Return to:

ROBIN J. SCHWARTZ

6002 Logan Dr.Klamath Falls, OR97603

STATE OF OREGON,  
County of Klamath ss.

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 902  
Bernetha G. Letsch County Clerk  
By Gretta Melby Deputy.  
Fee, \$30.00

97 JAN 13 AM 10:08