

31836

MT40351MG WARRANTY DEED

Vol. M97 Page 2300

BUSTER W. OWENS,

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

KEVIN J. PERSHALL and DENISE M. PERSHALL, as tenants by the entirety,

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 10, Block 14 of STEWART ADDITION, 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 \$ 6,300.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 7865, Klamath Falls, OR 97602

Dated this 24th day of January, 1997.

Buster W. Owens
BUSTER W. OWENS

STATE OF Oregon

ss.

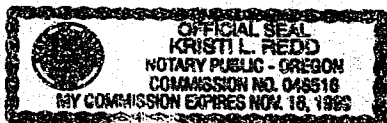
February

19 97

COUNTY OF Klamath

Personally appeared the above named Buster W. Owens

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Redd

Notary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT40351-MG

Return to:

KEVIN J. PERSHALL

P.O. Box 7865Klamath Falls, OR 97602

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day of January A.D. 19 97 at 10:33 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 2300

Bernetha G. Leitch, County Clerk

FEE \$30.00

by Kathleen Ross

97 JAN 27 NO:33