

32184

97 JAN 31 P3:28

Vol. M97 Page 3045STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045707

AFTER RECORDING RETURN TO:

John H. Ricketts and Lee L. Harris
P.O. Box 151 Merrill Ore. 97633

Aspen Title & Escrow

on this 31st day of January A.D., 1997
at 3:28 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 3045

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBERNICE GENTRY, hereinafter called GRANTOR(S), convey(s) to
JOHN H. RICKETTS and LEE L. HARRIS, not as tenants in common,
but with full rights of survivorship, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lots 11 and 12 of LOST RIVER COURT ADDITION IN THE CITY OF
MERRILL, in the County of Klamath, State of Oregon.

Code 228, Map 4110-11AB, Tax Lot 2600

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$98,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 10th day of January, 1997.

Bernice Gentry
BERNICE GENTRY

STATE OF CALIFORNIA)
COUNTY OF Napa) ss.

On January 10th, 1997, before me,
Edith K. Burch, personally appeared Bernice Gentry
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Edith K. Burch
My commission expires: _____

