

32205

MTC 40388 MS Vol. M97 Page 3106
WARRANTY DEED

CATHY KING,

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

MAUREEN G. LAUTZ and DENNIS E. LAUTZ, SR.,

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:

PARCEL 1 OF LAND PARTITION 1-96 BEING A PORTION OF LOT 13, BLOCK 6
ALTAMONT ACRES, SITUATED IN THE S1/2 NW1/4 NE1/4 SECTION 10, TOWNSHIP 39
SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.
Together with a 1981 CLASS Mobile home, plate #X174662

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.

97 JAN 31 P3:43

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 \$ 69,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4326 MEADOWS COURT SOUTH, KLAMATH FALLS, OR 97603

Dated this 28th day of January, 19 97.

Cathy King
CATHY KING

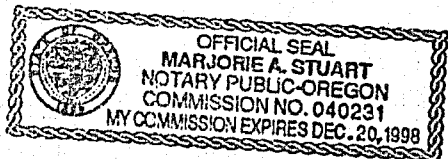
STATE OF Oregon

SS. January 28 19 97

COUNTY OF Klamath

Personally appeared the above named Cathy King

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40388-MS

Return to:

MAUREEN G. LAUTZ
4326 MEADOWS COURT SOUTH
KLAMATH FALLS, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of January A.D., 19 97 at 3:43 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 3106

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose