

32291

'97 FEB -3 P3:43

WARRANTY DEED

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RW, ROBERT V. WILLS, AND MARALYS K. WILLS WITH RIGHTS OF SURVIVORSHIP,

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

NEIL R. AUSTIN, JR.,

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 IN BLOCK 44 OF FIRST 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:
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 \$ 63,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 614 Lincoln Street, Klamath Falls, OR 97601

Dated this 27th day of January, 19 97

RW
Robert V. Wills
ROBERT V. WILLS

Maralys K. Wills
MARALYS K. WILLS

STATE OF California

COUNTY OF Orange

ss. January 27th 19 97

Personally appeared the above named Robert V. Wills and

Maralys K. Wills

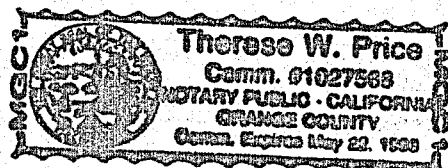
and acknowledged the foregoing instrument to be voluntary act.

Before me: Therese W. Price

Therese W. Price

Notary Public for Orange County, California

My commission expires May 22, 1998



(seal)

ESCROW NO. MT40378-MS

Return to:

NEIL R. AUSTIN, JR.
614 Lincoln Street
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 3rd day of February A.D., 1997
at 3:43 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 3320

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee,
\$30.00

Deputy.