MTC 40388 MS Vol. M91 Page 3106 WARRANTY DEED Vol. M97 Page 3840

CATHY KING.

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76.

Grantor(s) hereby grant, bargain, sell and convey to: MAUREEN G. LAUTZ and DENNIS E. LAUTZ, SR., 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:

PARCEL 1 OF LAND PARTITION 1-96 BEING A PORTION OF LOT 13, BLOCK 6 ALTAMONT ACRES, SITUATED IN THE S1/2 NW1/4NE1/4 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.

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

Personally appeared the above namedCathy King and acknowledged the foregoing instrument to behervoluntary OFFICIAL SEAL MARJORIE A. STUART NOTARY PUBLIC-OREGON COMMISSION NO. 940231 Notary Public for Oregon		97.	January	28th day of	Dated this
STATE OF Oregon SS. January 28 COUNTY OF Klamath Personally appeared the above named Cathy King and acknowledged the foregoing instrument to be her voluntary OFFICIAL SEAL MARJORIE A. STUART NOTARY PUBLIC-OREGON COMMISSION NO. 949231 Notary Public for Oregon		ng Leng	CATHY K	CORRECT VESTING**	ERECORDED TO C
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Return to: MAUREEN G. LAUTZ 4326 MEADOWS COURT SOUTH KLAMATH FALLS, OR 97603

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Bernetha G. Letsch, County Clerk

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Vol. W.Z. Page 20349

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