

33075

MTC 40585 LW
WARRANTY DEEDVol. M97 Page 4981

PATRICK J. COWEN,

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

FAWN M. PAYTON, an unmarried person,

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 in Block 105 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, 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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 34668 ELK LANE, BONANZA, OR 97623

Dated this 13th day of February, 1997.

Patrick J. Cowen
PATRICK J. COWEN

STATE OF North Carolina ss. February 13 19 97

COUNTY OF Orange

Personally appeared the above named Patrick J. Cowen

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Bernetha F. Hutchins

Notary Public for North Carolina

My commission expires Jan 20, 2002

(seal)

ESCROW NO. MT40585-LW

Return to:

FAWN M. PAYTON
34668 ELK LANE
BONANZA, OR 97623

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 20th day of February A.D., 1997
at 10:05 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 4981

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy

Fee, \$30.00

97 FEB 20 AM 05