

33587

WARRANTY DEED

Vol. 1997 Page 5925

ROSE STARNES, f/k/a ROSE RAMOS and TIMOTHY MITCHELL STARNES as TENANTS BY THE ENTIRETY,

Grantor(s) hereby grant, bargain, sell and convey to:
DONALD L. MIDKIFF and VIDA H. MIDKIFF, husband and wife,
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 14, BLOCK 10, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 97,300.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5101 ANKENY STREET, KLAMATH FALLS, OR 97601

Dated this 24th day of February, 1997.

ROSE STARNES

TIMOTHY MITCHELL STARNES

STATE OF OREGON

SS. February 24 19 97

COUNTY OF KLAMATH

Personally appeared the above named

Rose Starnes

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT40526-KA

Return to:

DONALD L. MIDKIFF
5101 ANKENY STREET
KLAMATH FALLS, OR 97601

97 FEB 27 P3:47

County of Klamath

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BE IT REMEMBERED, That on this 25 day of February, 19 97,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named TIMOTHY MITCHELL STARNES

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.



**OFFICIAL SEAL
KIMBERLY A REVES
NOTARY PUBLIC-OREGON
COMMISSION NO. 051916
MY COMMISSION EXPIRES MAY. 26, 2000**

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My commission expires 5/15/2020 Notary Public for Oregon

STATE OF OREGON : COUNTY OF KLAMATH: SS

STATE OF OREGON : COUNTY OF KLAMATH: ss. _____
 Filed for record at request of _____ the 27th day
 of _____ A.D., 19 97 at 3:47 o'clock P. M. and duly recorded in Vol. M97
 of _____ Deeds _____ on Page 5925
 _____ County Clerk

FEE	\$35.00
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on Page 52
Bernetha G. Letsch, County Clerk
by Kathleen Ross

