

34754

WARRANTY DEED
MTC 40987-LW

SADIE V. BONSELL,

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

GERALDINE R. STEPHENS and JOYCE ~~EX~~ YOUNG, with the rights of survivorship,
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 1 in Block 63 of BUENA VISTA 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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2202 OREGON AVE., KLAMATH FALLS, OR 97601

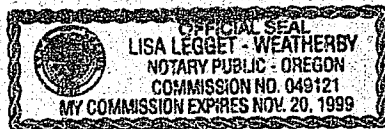
Dated this 20 day of MARCH, 1997.

Sadie V. Bonsel
SADIE V. BONSELL

STATE OF OREGONSS. MARCH 20 19 97COUNTY OF KLAMATH

Personally appeared the above named SADIE V. BONSELL

and acknowledged the foregoing instrument to be HER voluntary act.



(seal)

ESCROW NO. MT40987-LW

Return to:

GERALDINE R. STEPHENS
2202 OREGON AVE.
KLAMATH FALLS, OR 97601

Before me:

Lisa Legget-Weatherby

Notary Public for OREGONMy commission expires 11/20/99

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititleon this 21st day of March A.D., 1997at 11:21 o'clock A.M. and duly recordedin Vol. M97 of Deeds Page 8389

Bernetha G. Letsch, County Clerk

By Kathleen Lass

Fee, \$30.00

Deputy.