

35638

MTC 41097-LW Vol. M97 Page 10394  
WARRANTY DEED

MARIE ANDERSON,

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

SHRILEY JEAN WATT, an unmarried woman,

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 41, CASITAS, 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 \$ 44,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4305 ARTHUR ST., KLAMATH FALLS, OR 97603

Dated this 7<sup>th</sup> day of April, 1997.

MARIE ANDERSON

BY: Linda L Vanish  
LINDA VANISH

HER ATTORNEY IN FACT

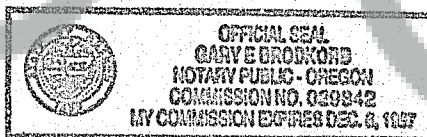
STATE OF Oregon

COUNTY OF Lane

SS. April 7 19 97

Personally appeared the above named LINDA VANISH AS ATTORNEY IN FACT FOR MARIE ANDERSON

and acknowledged the foregoing instrument to be HER voluntary act.



(seal)

ESCROW NO. MT41097-LW

Return to:

SHRILEY JEAN WATT  
4305 ARTHUR ST.  
KLAMATH FALLS, OR 97603

Before me:

  
Notary Public for Oregon, 12-06-97

My commission expires

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 8th day of April A.D., 1997  
at 3:20 o'clock P.M. and duly recorded  
in Vol. M97 of Deeds Page 10394

Bernetha G. Letsch, County Clerk

By K. R. R. Deputy  
Fee, \$30.00