

36119

MTC 41203-MS Vol. M97 Page 11406  
WARRANTY DEED

SANDRA JO DAMRON-DEHART,

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

JOHN THOMAS LEE and JENNIFER CHRISTINE LEE, 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 1, BLOCK 4 OF TRACT NO. 1126, FIRST ADDITION TO FERNDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 3909-013BB-01800-000

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 \$ 89,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5709 BARTLETT AVENUE, KLAMATH FALLS, OR 97603

Dated this 15th day of April, 19 97.

*Sandra Jo Damron-DeHart*  
SANDRA JO DAMRON-DEHART

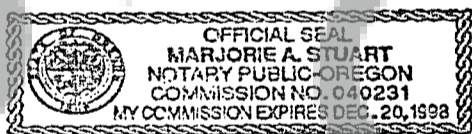
STATE OF Oregon

SS. April 15 19 97

COUNTY OF Klamath

Personally appeared the above named Sandra Jo Damron-DeHart

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

*Marjorie A. Stuart*  
Notary Public for Oregon  
My commission expires 12-20-98

ESCROW NO. MT41203-MS

Return to:

JOHN THOMAS LEE  
5709 BARTLETT AVENUE  
KLAMATH FALLS, OR 97603STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 16th day of April A.D. 1997  
at 11:07 o'clock A M. and duly recorded  
in Vol. M97 of Deeds Page 11406

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*  
Fec. \$30.00 Deputy.

97 APR 16 AM 10:07