

36515

MTC 41245-MS
WARRANTY DEED

KYLE L. STANPHILL AND MARILYN J. STANPHILL, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS KATHY L. STANPHILL AND MARILYN J. BUTLER, Grantor(s) hereby grant, bargain, sell and convey to: EUGENE L. KROUGH, 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:

THE EASTERLY 10 FEET OF LOT 21 AND ALL OF LOTS 22 AND 23 IN BLOCK 6 OF ST. FRANCIS PARK, 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 \$ 69,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4615 CANNON AVENUE, KLAMATH FALLS, OR 97603

Dated this 4 day of 18, 1997

Kyle L. Stanphill
KYLE L. STANPHILL

Marilyn J. Stanphill
MARILYN J. STANPHILL

STATE OF Oregon ss. 4/18 1997
COUNTY OF Lane

Personally appeared the above named Kyle L. Stanphill & Marilyn J. Stanphill

and acknowledged the foregoing instrument to be their voluntary act.

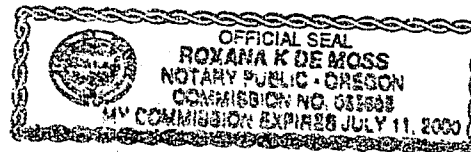
Before me:

Roxana K. DeMoss
Notary Public for Oregon
My commission expires 7-11-2000

(seal)

ESCROW NO. MT41245-MS

Return to:
EUGENE L. KROUGH
4615 CANNON AVENUE
KLAMATH FALLS, OR 97603



STATE OF OREGON : COUNTY OF KLAMATH: ss.
Filed for record at request of Amerititle
of April A.D., 19 97 at 3:49 o'clock P. M., and duly recorded in Vol. M97 day
of Deeds on Page 12291

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross

97 APR 22 P3:49