

37095

MTC 41363-LW
WARRANTY DEEDVol. m97 Page 13597

K. MICHAEL ZIEGLER,

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

GERALD A. LUCE and BETTY L. LUCE, 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 3 and 4, Block 29, TRACT NO. 1113, OREGON SHORES, UNIT 2, according to the official plat thereof on file in 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:

"TOGETHER WITH A 1978 HOME MANUFACTURED HOME, PLATE #X151929, WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 34391 Cloutier Chiloquin, OR 97624

Dated this 2nd day of May, 19 97

K. Michael Ziegler
K. MICHAEL ZIEGLER

STATE OF OREGON

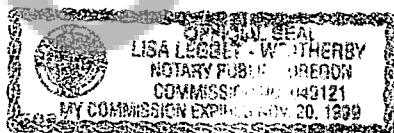
COUNTY OF KLAMATH

ss. May 2nd

19 97

Personally appeared the above named K. MICHAEL ZIEGLER

and acknowledged the foregoing instrument to be his voluntary act.

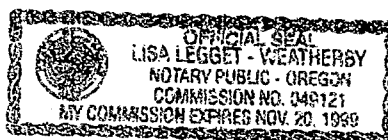


Before me:
Lisa Legget-Weatherby
Notary Public for OREGON
My commission expires 11/20/99

ESCROW NO. MT41363-LW

Return to:

GERALD A. LUCE
34391 Cloutier
Chiloquin OR 97624



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amor title the 5th day of May A.D. 19 97 at 10:51 o'clock AM, and duly recorded in Vol. M97 of Deeds on Page 13597

FEE \$30.00

Bernetha G. Leitch, County Clerk

by Kathleen Row