

37793

MTC 41408-MG
WARRANTY DEED

Vol. 1197 Page 15091

TIMOTHY M. CASSELL and MARSHA E. CASSELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
WILBURN RUSSELL, HESTER AND DORIS JO HESTER, as tenants by the entirety and LORA
LEAHN OLIVER, their daughter, all with 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 25 in Block 51 of FIRST ADDITION TO KLAMATH FOREST ESTATES, 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.

BY
MAY 16
MAY 16
MAY 16

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 \$ 23,280.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 24109 SPRAGUE RIVER ROAD, SPRAGUE RIVER RD, OR 97639

Dated this 14th day of May, 1997.

Timothy M. Cassell
TIMOTHY M. CASSELL

Marsha E. Cassell
MARSHA E. CASSELL

STATE OF California ss. May 14th 19 97

COUNTY OF Santa Clara

Personally appeared the above named Timothy M. Cassell and
Marsha E. Cassell

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Diana D. Webb
Notary Public for California
My commission expires 8-18-2000

(seal)

RESCROW NO. MT41408-MG

STATE OF OREGON, ss. Wilburn R. Hester
County of Klamath 24109 Sprague Rv. Rd.
Filed for record at request of: Sprague River, Or, 97639

Ameristite
on this 16th day of May A.D., 1997
at 11:20 o'clock A. M. and duly recorded
in Vol. 3697 of Deeds Page 15091

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy.
Fee, \$30.00

