

38759

MTC 41256-MG
WARRANTY DEED

Vol. 1797 Page 17206

MARY ANN THOMPSON,
Grantor(s) hereby grant, bargain, sell and convey to:
RICHARD K. HOLCOMB and JUDI A. HOLCOMB, as tenants by the entirety,
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 6 in Block 4 of FIRST ADDITION TO SUNSET VILLAGE, 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 \$ 86,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3923 GRENADA WAY, KLAMATH FALLS, OR 97603

Dated this 4 day of June, 1997

Mary Ann Thompson
MARY ANN THOMPSON

STATE OF Oregon SS. June 4 19 97
COUNTY OF Klamath

Personally appeared the above named Mary Ann
Thompson

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT41256-MG

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Return to:

RICHARD K. HOLCOMB
3923 GRENADA WAY
KLAMATH FALLS, OR 97603

Amerititle

on this 5th day of June A.D., 1997
at 11:42 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 17206

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy: