78796

MTC 41269-MYOL 1997 Page 17288 WARRANTY DEED

LYLE L. DE FORD and LISA M. DE FORD, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: CATHY KING.

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:

PARCEL 1 AND 3 OF MAJOR PARTITION 1-P-90 (ALSO KNOWN AS RECORDED SURVEY 5034) ON FILE IN THE OFFICE OF THE KLAMATH COUNTY ENGINEERS OFFICE, SITUATED IN LOT 8, SECTION 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMSTTE MERIDIAN, KLAMATH COUNTY, CREGON.

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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: February 22, 1996 Recorded: March 8, 1996

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Volume: M96, page 6374, Microfilm Records of Klamath County, Oregon BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

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 \$ 126,391.42

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6707 S. SIXTH ST., KLAMATH FALLS, OR 97603

Dated this	27th	day of	May	19 97		_	A
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•	. T	*	LISA M	. DE FORD		70	
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STATE OF	Oregon		_ \			0.0	
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COUNTY OF 1	Cramarn						
Personally a	appeared t	he above	named	Lyle L. De F	ord and L	isa M. De	
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Ford							
and acknowle	edged the	foregoin	ng instrume	nt to be thei	r volunta	ry act.	
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	DIJANY PUBLIC N NOIBENMOO	:-OREGON D. 040231	Š	Notary Public			
N ZOT WAS	OOMMISSION N RIPLE FOR SAME SECURIO SECURIO	55 DEC. 30.104	r i	My commission	n expires	12-20-98	3

ESCROW NO. MT41269-MS

Return to:
CATHY KING
6707 S. SIXTH ST.
Klamath Falls OR 97603

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for	record at request	of Amerititle	de Est
of	June	A.D., 19 <u>97</u> at <u>3:4</u> :	3 o'clock P. M., and duly recorded in Vol. M97
		of <u>Deeds</u>	on Page 17288
FEE	\$35.00		Bernetha G. Leisch, County Clerk
			By Ketallin Kasal