

40477

MTC 41895-KR
WARRANTY DEED Vol. M97 Page 20814

DONALD E. GERBER,

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

THOMAS MARTIN,

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:

Lots 12, 13 and 14 in Block 11 of SOUTH CHILOQUIN ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1987 Mobile Home, Oregon License #X205554 and Serial #4003913 which is situate on the real property described herein. X/NCJ

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 1241, Chiloquin, OR 97624

Dated this 30th day of June, 1997.

X Donald E. Gerber
DONALD E. GERBER

STATE OF OREGON ss. June 30 19 97
COUNTY OF KLAMATH

Personally appeared the above named

DONALD E. GERBER

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

STATE OF OREGON,
County of Klamath ss.

ESCROW NO. MT41895-KR

Filed for record at request of:

Return to:

THOMAS MARTIN
P.O. Box 1241
Chiloquin, OR 97624

Amerititle

on this 3rd day of July A.D., 1997
at 11:52 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 20814

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy:

Fee, \$30.00

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