

41074

MTC 41675- Vol 1797 Page 22248
WARRANTY DEED

SHIRLEY H. ANDERSON,

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

MARTIN RICHARD LEDGERWOOD and TRACY RAEANN LEDGERWOOD, 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 7, Block 43 of HILLSIDE ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

JUL 15 P2:53

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.

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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 \$ 65,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2038 MELROSE ST., KLAMATH FALLS, OR 97601

Dated this 14 day of JULY, 1997.

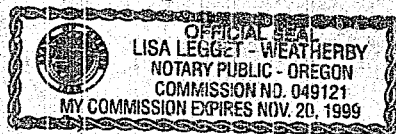
Shirley H. Anderson
SHIRLEY H. ANDERSON

STATE OF OREGON

COUNTY OF KLAMATH

SS. JULY 14th

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Personally appeared the above named SHIRLEY H. ANDERSONand acknowledged the foregoing instrument to be A voluntary act.

Before me:

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

ESCROW NO. MT41675-LW

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

MARTIN RICHARD LEDGERWOOD
2038 MELROSE ST.
KLAMATH FALLS, OR 97601

Amerititle

on this 15th day of July A.D., 1997
at 2:53 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 22248

Bernetha G. Leisch, County Clerk

By Kathleen Roar

Fec. \$30.00

Deputy.