

41307

MTC 41905-LW Vpl M97 Page 22815
WARRANTY DEED

LARRY R. BURTCHAELL,

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

JIMMY R. RUSSELL and FLORENCE J. RUSSELL, 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 2 in Block 30 of KLAMATH FALLS, FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #2, 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:

"SUBJECT TO A TRUST DEED RECORDED MARCH 20, 1989 M89, PAGE 4687 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF METROPOLITAN MORTGAGE WHICH THE BUYER AGREES TO ASSUME AND PAY"

"TOGETHER WITH A 1976 SEQUO MOBILE HOME, OREGON LISCENSE #130568, VEHICLE ID #247274DS3450 WHICH IS SITUATED ON THE REAL PROPERTY DESCRIBED ABOVE"

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 \$ 41,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8886 Teal Dr. Bonanza, OR 97623

Dated this 18 day of JULY 19 97

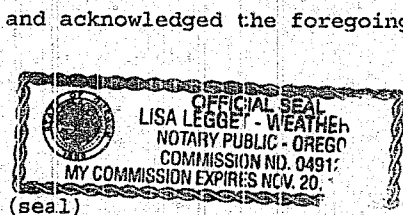
Larry R Burtchaeil
LARRY R. BURTCHAEIL

STATE OF OREGON

SS. JULY 18 19 97

COUNTY OF KLAMATH

Personally appeared the above named Larry R Burtchaeil



Before me:

Lisa Legget-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO. MT41905-LW

Return to:

JIMMY R. RUSSELL

8886 Teal Dr.

Bonanza, OR

97623

Amerititle

on this 18th day of July A.D. 1997
at 3:40 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 22815

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.