

41424

MTC 41720-MS
WARRANTY DEEDVol. M97 Page 23054

LAURA LISTER,

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

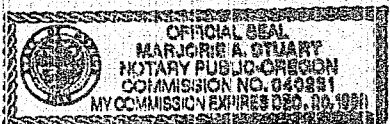
TIM G. WAGENBLAST,

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 28 OF SKYLINE VIEW, 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 \$ 99,000.00.Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7733 DONEGAL AVENUE, KLAMATH FALLS, OR 97603Dated this 18th day of July, 1997.Laura Lister
LAURA LISTERSTATE OF OregonSS. July 18 19 97COUNTY OF KlamathPersonally appeared the above named Laura Listerand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Marjorie A. Stuart
Notary Public for OregonMy commission expires 12-20-98

ESCROW NO. MT41720-MS

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

TIM G. WAGENBLAST
7733 DONEGAL AVENUE
KLAMATH FALLS, OR 97603

Amerititle

on this 22nd day of July A.D., 1997
at 11:34 o'clock A.M. and duly recorded
in Vol. M97 of Deeds Page 23054

Bernetha G. Letsch, County Clerk

By Rattham Loal
Fee, \$30.00 Deputy.

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