

42930

MTC 41992-MS Vol. 1997 Page 25620
WARRANTY DEED

GEORGE'S APPLIANCE CENTER, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell and convey to:
RUBY NEWMAN,
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:

TRACT NO. 26, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON. TOGETHER WITH A 1963 MARLE MOBILE HOME, PLATE #X176750.

APR 14 1997
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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1804 WIARD STREET, KLAMATH FALLS, OR 97603

Dated this 23 day of July, 1997

GEORGE'S APPLIANCE CENTER, INC.

BY: JEAN PHILLIPS

VICE-PRESIDENT

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on July 23, 1997

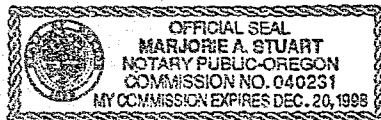
by Jean Phillips

as Vice-President

of George's Appliance Center, Inc.

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT41992-MS

Return to:

RUBY NEWMAN
1804 WIARD STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of August A.D., 1997 at 11:42 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 25620

FEE \$30.00

Bernetha G. Letsch, County Clerk
By: Bernetha G. Letsch