

43839

MTC 42124-KA
WARRANTY DEED

Vol. M97 Page 27247

JOHN JAMES STEINER, JR. and ANNE M. STEINER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

JANE M. GREEN,

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 1 IN BLOCK 9 OF THE TERRACES 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.

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 \$ 76,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 465 LAGUNA STREET, KLAMATH FALLS, OR 97601.

Dated this 18 day of August, 1997

John James Steiner Jr.
JOHN JAMES STEINER, JR.

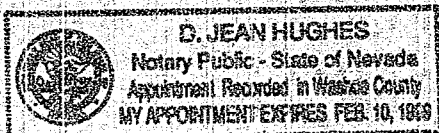
Anne M. Steiner
ANNE M. STEINER

STATE OF NevadaCOUNTY OF WashoeSS. August 18 19 97

Personally appeared the above named

John James Steiner Jr.
Anne M. Steiner

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

D. Jean Hughes
Notary Public for Nevada
My commission expires 2/10/99

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO. MT42124-KA

Return to:

JANE M. GREEN
465 LAGUNA STREET
KLAMATH FALLS, OR 97601

Amerititle

on this 19th day of August A.D., 1997
at 3:46 o'clock p M. and duly recorded
in Vol. M97 of Deeds Page 27247

Bernetha G. Leitch, County Clerk

By Dorothy M. Miller
Deputy

Fee \$30.00

Deputy

97 AUG 19 P 3:46