

45189

MTC 42496-MS
WARRANTY DEEDVol. M97 Page 30058

WAYNE MANTYLA,

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

DOUGLAS A. HOOKE,

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 34 IN BLOCK 11 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, FLAT NO. 1, 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 \$ 7,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 456, BONANZA, OR 97623

Dated this 11 day of Sept, 1997Wayne Mantyla
WAYNE MANTYLASTATE OF ArizonaCOUNTY OF Maricopa

SS. _____

1997Personally appeared the above named Wayne Mantyla

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Ben Gramling
Notary Public for Bank OneMy commission expires My Commission Expires Aug. 1, 1999

(seal)

ESCROW NO. MT42496-MS

Return to:

DOUGLAS A. HOOKE

P.O. BOX 456

BONANZA, OR 97623

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 12th day of Sept, A.D., 1997
at 3:47 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 30058

Bernetha G. Leisch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy:

97 SEP 12 P3:47