

46048
45721

MT42597-MS
WARRANTY DEED

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DUANE LEE FITZSIMMONS,

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

DUANE L. FITZSIMMONS and DELLA J. FITZSIMMONS, 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:

of Lot 14

THE WEST 81.8 FEET OF DEBIRN HOMES, 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 \$-0-

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3807 BARRY AVENUE, KLAMATH FALLS, OR 97603

Dated this 19th day of September, 1997.

Duane Lee Fitzsimmons
DUANE LEE FITZSIMMONS

** re-recorded to add Lot #

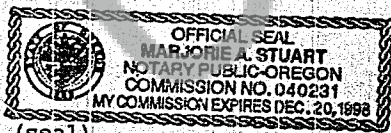
STATE OF Oregon

SS. September 19, 19 97

COUNTY OF Klamath

Personally appeared the above named Duane Lee Fitzsimmons

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Myron A. Stuart
Notary Public for Oregon
My commission expires 12-20-98



ESCROW NO. MT42597-MS

Return to:

DUANE L. FITZSIMMONS
3807 BARRY AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 24th day of Sept. A.D., 1997

at 10:52 o'clock A. M. and duly recorded

in Vol. M97 of Deeds Page 31134

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day of Sept. A.D., 19 97 at 3:42 o'clock P. M. and duly recorded in Vol. M97 of Deeds on Page 31818

FEE \$5.00 Re-record

Bernetha G. Letsch, County Clerk
By Kathleen Ross