

47561

MTC 42662-MG Vol. 1797 Page 35155
WARRANTY DEED

GREGORY SCOTT HINES and CHERYL ANN HINES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: MICHAEL F. COLLINS and MICHELLE L. COLLINS, as tenants by the entirety, 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:

The Southerly 64 feet of Lot 9 in Block 201 of MILLS SECOND 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 \$ 32,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1235 OWENS STREET, KLAMATH FALLS, OR 97603

Dated this 24 day of October, 19 97

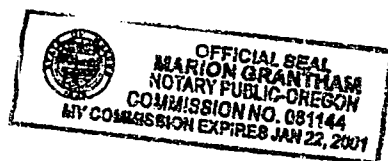
Gregory Scott Hines
GREGORY SCOTT HINES

Cheryl Ann Hines
CHERYL ANN HINES

STATE OF Oregon SS. October 24 19 97
COUNTY OF Klamath

Personally appeared the above named Gregory Scott Hines
and Cheryl Ann Hines

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me: Marion Grant Ham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT42662-MG

Return to:
MICHAEL F. COLLINS
1235 OWENS STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 24th day of October A.D., 1997
at 3:53 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 35155

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.

97 OCT 24 P3:53