

97 DEC 17 P3:51

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WARRANTY DEED Vol. M97 Page 40993

STEVEN L. WELLS and MARY FRANCIS CUTLER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ROBERTA E. CHRISTIAN, 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 24, BLOCK 29 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 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 \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1871 Portland Street, Klamath Falls, OR 97601

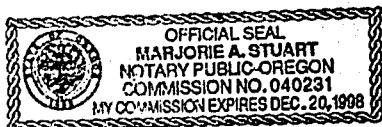
Dated this 15th day of December, 19 97

Steven L. Wells  
STEVEN L. WELLS

Mary Francis Cutler  
MARY FRANCIS CUTLER

STATE OF Oregon SS. December 15 19 97  
COUNTY OF Klamath  
Personally appeared the above named Steven L. Wells and Mary Francis Cutler

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT43150-MS

Return to:

ROBERTA E. CHRISTIAN  
1871 Portland Street  
KLAMATH FALLS, OR 97601

Before me:

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

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 17th day of December A.D., 1997  
at 3:51 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 40993

Bernetha G. Leisch, County Clerk

By Kathleen Ross  
Deputy.

Fee, \$30.00