

50775

MTC 43275-MS
WARRANTY DEEDVol. M97 Page 42251

CARRIE E. BALLIET,

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

PENNY A. THORNTON,

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 15 IN BLOCK 3 OF TRACT 1035 - GATEWOOD, 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 \$ 77,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5265 OPINE COURT, KLAMATH FALLS, OR 97603

Dated this 22nd day of December, 19 97

Carrie E. Balliet
CARRIE E. BALLIET

STATE OF OregonCOUNTY OF KlamathSS. December 22 19 97Personally appeared the above named Carrie E. Ballietand acknowledged the foregoing instrument to be her voluntary act.

Before me:

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

ESCROW NO. MT43275-MS

STATE OF OREGON,
County of Klamath ss.

Return to:

PENNY A. THORNTON
5265 OPINE COURT
KLAMATH FALLS, OR 97603

Filed for record at request of:

Amerititle

on this 29th day of December A.D., 1997
at 3:47 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 42251

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.