

72935

MTC 45350-MS  
WARRANTY DEED

99 JAN 13 P3:18

Vol. M99 Page 1210

ROBERT R. INGRAM

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

KATHY N. LUX, WHO ACQUIRED TITLE AS KATHY N. INGRAM,

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:

LOTS 9, 10, AND 11, BLOCK 18, FIRST ADDITION TO BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF 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 \$ 22,000.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: c/o 444 NE ELM STREET, SHERIDAN, OR 97378

Dated this 7th day of JANUARY, 1999.

Robert R. Ingram  
ROBERT R. INGRAM

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon, COUNTY OF Yamhill ss.

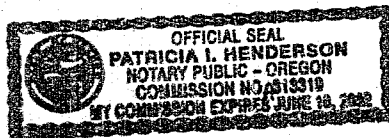
Personally appeared the above named ROBERT R. INGRAM and acknowledged the foregoing instrument to be his voluntary act.

Patricia I. Henderson  
Notary Public for Yamhill Co  
My Commission Expires: 6-16-2002

ESCROW NO. 45350-MS

AFTER RECORDING RETURN TO:

Kathy N. Lux  
c/o 444 NE Elm Street  
Sheridan, OR 97378



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amertitle the 13th day  
of January A.D. 99 at 3:18 o'clock P.M., and duly recorded in Vol. M99  
of Deeds on Page 1210

Linda Smith, County Clerk

FEE \$30.00

by Kathleen Rose