

1999 JUL -1 PM 3:46

AMT 47463KC

WARRANTY DEED

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RODNEY EARL TRAVIS,

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

TONI L. WILCOX, AN UNMARRIED WOMAN,

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 23 OF POOLE HOMESITES, A RESUBDIVISION OF THE SOUTH 270 FEET OF TRACTS 22,23, AND 24, AND OF TRACTS 33, 34, 35, AND 36, HOMELAND TRACTS NO. 2, 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:

Y

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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5837 HILYARD AVENUE, KLAMATH FALLS, OR 97603

Dated this 29th day of June, 1999.

[Signature of Rodney Earl Travis]
RODNEY EARL TRAVIS

STATE OF OREGON
COUNTY OF KLAMATH SS. June 29 1999

Personally appeared the above named
RODNEY EARL TRAVIS

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT47463-KC

Return to:
TONI L. WILCOX
5837 HILYARD AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 7/01/99, at 3:46 p. m.
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Linda Smith,
County Clerk Fee \$ 30 - KR