

200 MAR -1 PM 3:39

MTC 1396-1663  
WARRANTY DEED

Vol M00 Page 6548

ALFRED L. EDGAR and WYATT D. LEDBETTER, with the rights of survivorship,  
Grantor(s) hereby grant, bargain, sell and convey to  
JAMES BENNETTE WEEMS,  
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 18 IN BLOCK 8 OF STEWART ADDITION, 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 \$ 37,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 905 KIMBALL AVENUE, SPACE #3, SEASIDE, CA 93955

Dated this 27 day of December, 1995.

Alfred L. Edgar  
ALFRED L. EDGAR

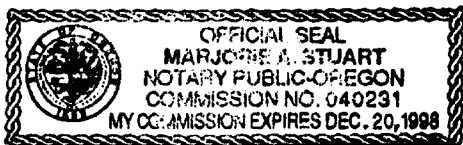
Wyatt D. Ledbetter  
WYATT D. LEDBETTER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. December 27 1995  
COUNTY OF Klamath

Personally appeared the above named Alfred L. Edgar and  
Wyatt D. Ledbetter

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12/20/98

AMERITITLE, has recorded this  
instrument by request as an accommodation only  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

Return to:  
JAMES BENNETTE WEEMS  
905 KIMBALL AVENUE, SPACE #3  
SEASIDE, CA 93955

State of Oregon, County of Klamath  
Recorded 3/01/00, at 3:39 p.m.  
In Vol. M00 Page 6548  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00  
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