

47297

MTC 42650-IVS
WARRANTY DEED

Vol. 697 Page 34595

PHILLIP R. HARKINS and LORETA A. HARKINS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: GEORGE E. GEISE and RUTH A. GEISE, husband and wife, 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 4 IN BLOCK 7 OF SECOND ADDITION TO WINEMA GARDENS, 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 \$ 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6442 BRYANT STREET, KLAMATH FALLS, OR 97603

Dated this 17th day of October, 1997.

Phillip R. Harkins
PHILLIP R. HARKINS

Loreta A. Harkins
LORETA A. HARKINS

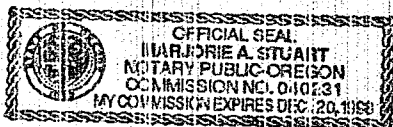
STATE OF Oregon

COUNTY OF Klamath

SS. October 17, 1997

Personally appeared the above named Phillip R. Harkins and Loreta A. Harkins

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

ESCROW NO. MT42650-MS

Return to:

GEORGE E. GEISE
6442 BRYANT STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath

Filed for record at request of:

Amerititle

on this 21st day of October A.D., 1997
at 11:43 o'clock A. M. and duly recorded
in Vol. 197 of Deeds Page 34595

Berneta G. Letsch, County Clerk

By *Kathleen Rose*
Fee, \$30.00 Deputy