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97 OCT 22 P3:12

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05046672

Filed for record at request of:

AFTER RECORDING RETURN TO:
GREGORY R. BEARD
3349 BISBEE STREET
KLAMATH FALLS, OR 97603

Aspen Title & Escrow
on this 22nd day of October A.D., 1997
at 3:12 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 34835
Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Ross
Fee, \$30.00 Deputy.

HELEN G. MONTGOMERY, hereinafter called GRANTOR(S), convey(s)
to GREGORY R. BEARD, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

The West 147 feet of Lot 10, Block 6, ALTAMONT ACRES, in the
County of Klamath, State of Oregon.

CODE 41 MAP 3909-104B TL 1700

GRB "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 30.390"

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$46,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 20TH day of October, 1997.

Helen G. Montgomery BY: La Shell Gordon
HELEN G. MONTGOMERY LA SHELL GORDON, AS HER ATTORNEY
IN FACT

STATE OF OREGON, County of Klamath)ss.

On October 20, 1997, personally appeared the above named La
Shell Gordon as attorney in fact for Helen G. Montgomery and
acknowledged the foregoing instrument to be her voluntary act
and deed

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000

