

47640

MTC 42585-KR Vol. 277 Page 35345
WARRANTY DEED

DALE W. WALDREN and BEVERLY ANN WALDREN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
MICHAEL J. ANGELL and MICHELLE A. ANGELL, as tenants by the entirety,
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:

PARCELS 1 AND 2 OF LAND PARTITION 49-94 BEING A PORTION OF THE NW1/4 OF
SECTION 31, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,
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 \$ 230,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 9601 Highway 39 Klamath Falls OR 97603

Dated this 27th day of October, 1997

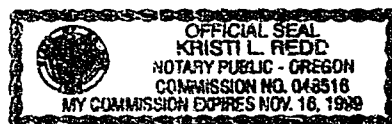
Dale W. Waldren
DALE W. WALDREN

Beverly Ann Waldren
BEVERLY ANN WALDREN

STATE OF OREGON ss. October 27 1997
COUNTY OF KLAMATH

Personally appeared the above named _____
DALE W. WALDREN & BEVERLY ANN WALDREN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

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

ESCROW NO. MT42585-KR

Return to:
MICHAEL J. ANGELL
9601 Highway 39
Klamath Falls OR 97603

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:

Amerititle
on this 27th day of October A.D., 1997
at 3:40 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 35345

Bernetha G. Leisch, County Clerk

By Kristi Reed
Fec, \$30.00 Deputy.