

47654

MTC 42668-KA
WARRANTY DEEDVol. 1797 Page 35397

DIANA L. LEWIS,

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

LEE VAN WINKLE,

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 3 in Block 54 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 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:
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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7350 SOUTHSIDE BYPASS, KLAMATH FALLS, OR 97603

Dated this 22nd day of October, 1997.

Diana L Lewis
DIANA L. LEWIS

STATE OF California

COUNTY OF Kern

SS. October 22, 19 97

Personally appeared the above named Diana L Lewis

and acknowledged the foregoing instrument to be her voluntary act.

(seal)



Before me:

Mike Lopez
Notary Public for State of California
My commission expires 8-24-97

ESCROW NO. MT42668-KA

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Return to:

LEE VAN WINKLE
7350 SOUTHSIDE BYPASS
KLAMATH FALLS, OR 97603

Amerititle

on this 27th day of October A.D., 1997
at 3:51 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 35397

Bernetha G. Letsch, County Clerk

Fec. \$30.00

By

Kathleen Rose

Deputy.