

48979

MTC 43042-LW Vol. M97 Page 38337
WARRANTY DEED

KLAMATH PACIFIC CORP., AN OREGON CORPORATION AND BOGATAY CONSTRUCTION, INC., AN OREGON CORPORATION, AS TENANTS IN COMMON,
Grantor(s) hereby grant, bargain, sell and convey to:
ELLIS W. SIMMONS and MARILYN R. SIMMONS, 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:

Parcel 2 of Land Partition 18-97 located in NE1/4 SE1/4 of Section 26,
Township 39 South, Range 9 East of the Willamette Meridian as duly
recorded in the Clerk's Office of Klamath County, Oregon.

97 10. 21 P333
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:
"TOGETHER WITH A 1978 SAHAR MOBILE HOME, LICENSE #X152459, VEH. #813452AB, WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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 \$ 74,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8928 HOMEDALE ROAD, KLAMATH FALLS, OR 97601

Dated this 20th day of November 1997

KLAMATH PACIFIC CORP.

BY: Robert A. Stewart PRESIDENT
ROBERT A. STEWART

BOGATAY CONSTRUCTION, INC.

BY: Robert Bogatay PRESIDENT
ROBERT BOGATAY

STATE OF Oregon
COUNTY OF Klamath ss. November 20 19 97

Personally appeared the above named ROBERT A. STEWART, PRESIDENT OF KLAMATH PACIFIC CORP., AN OREGON CORPORATION and ROBERT BOGATAY, PRESIDENT OF BOGATAY CONSTRUCTION, INC., AN OREGON CORPORATION

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99
STATE OF OREGON, ss.
County of Klamath

ESCROW NO. MT43042-LW

Filed for record at request of:

Return to:

ELLIS W. SIMMONS
8928 HOMEDALE ROAD
KLAMATH FALLS, OR 97601

Amerititle

on this 21st day of November A.D., 1997
at 3:33 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 38337

Bernetha G. Letsch, County Clerk

By Kathleen Rosa

Fec. \$30.00

Deputy.