

NA

51119

WARRANTY DEED

Vol. M98 Page 273KNOW ALL MEN BY THESE PRESENTS, That Fawn M. Payton

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Charlene A. Skellham

hereinafter called the grantee, and unto grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 10, Block 105, Klamath Falls Forest Estates, Highway 66 Unit, Plat #4, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$61,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of October, 1997; if a corporate grantor, it has caused its name to be signed and seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Fawn M. Payton
Fawn M. Payton

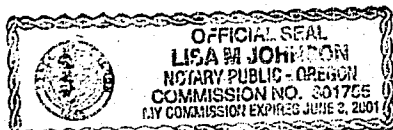
STATE OF OREGON, County of CORE

This instrument was acknowledged before me on December 26, 1997, by Fawn M. Payton

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____



Lisa M. Johnson
Notary Public for Oregon
My commission expires June 2, 2001

Fawn M. Payton
13985 Allen Blvd, Apt #7
Beaverton, OR 97005

Grantor's Name and Address

Charlene A. Skellham
6528 Valhalla Avenue
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Charlene A. Skellham
6528 Valhalla Avenue
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
Charlene A. Skellham
6528 Valhalla Avenue
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of January, 1998, at 4:00 o'clock P.M., and recorded in book/reel/volume No. M98 on page 273 and/or as fee/file/instrument/microfilm/reception No. 51119, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE
By Kathleen Loe, Deputy

Fee \$30.00