

51215

MTC 43143-MS
WARRANTY DEEDVol. M98 Page 484

MARGARET M. STRODE, TRUSTEE OF THE MARGARET M. STRODE 1990 TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CAROL A. NANNEMAN,

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 14 IN BLOCK 40 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
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 \$ 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 527 ELDORADO AVENUE, KLAMATH FALLS, OR 97601

Dated this 5th day of January, 19 97

TRUSTEE OF THE MARGARET M. STRODE TRUST

BY Margaret M. Strode TRUSTEE
MARGARET M. STRODE

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on January 5, 19 98

by Margaret M. Strode

as Trustee

of Margaret M. Strode 1990 Trust

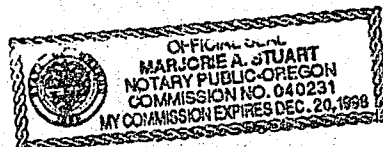
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT43143-MS

Return to:

CAROL A. NANNEMAN
527 ELDORADO AVENUE
KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of January A.D. 19 98 at 3:31 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 484

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross