

51306

MTC 43318-KA  
WARRANTY DEEDVol. M98 Page 651

JOHN N. LARSEN, III,

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

STEVEN D. HERYFORD and NICOLE L. HERYFORD, 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:

Lot 3, Block 2 of CEDAR SPRINGS, 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 \$ 111,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4323 ROUND LAKE RD., KLAMATH FALLS, OR 97601

Dated this 8 day of January, 1998.John N. Larsen, III  
JOHN N. LARSEN, IIISTATE OF OREGONCOUNTY OF KLAMATH

SS.

January 8 19 98Personally appeared the above named JOHN N. LARSEN, IIIand acknowledged the foregoing instrument to be his voluntary act.

(seal)



Before me:

Kimberly A. Lewis  
Notary Public for Oregon  
My commission expires 5/25/2000

ESCROW NO. MT43318-KA

Return to:

STEVEN D. HERYFORD  
4323 ROUND LAKE RD.  
KLAMATH FALLS, OR 97601STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititleon this 9th day of January A.D., 1998  
at 11:27 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 651

Bernetha G. Letsch, County Clerk

By Kathleen RossFee \$30.00

Deputy.