

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, III

STATE OF OREGON

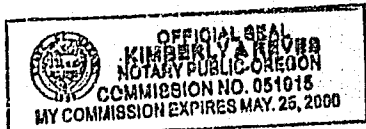
COUNTY OF KLAMATH

SS. January 8 19 98

Personally appeared the above named JOHN N. LARSEN, III

and 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 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on 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

Bernethia G. Letsch, County Clerk

By Kathleen Ross

Fee \$30.00

Deputy.