

51717

'98 JAN 16 AM 12:21 Vol. M98 Page 1456STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC 303046942

AFTER RECORDING RETURN TO:

SHARON R. HART

430 Richmond
KLAMATH FALLS, OR 97601

Aspen Title & Escrow

on this 16th day of January A.D., 1998
at 11:21 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 1456

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Rose
Fee, \$30.00 Deputy.CHRISTOPHER A. NEWTON, hereinafter called GRANTOR(S), convey(s)
and warrants to SHARON R. HART, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:The W 1/2 of Lots 19 and 20, Block 14, INDUSTRIAL ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3809-33BA TL 16400

51 "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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$52,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 9th day of January, 1998.

CHRISTOPHER A. NEWTON

STATE OF OREGON, County of Klamath)ss.

On January 9, 1998, personally appeared CHRISTOPHER A. NEWTON
who acknowledged the foregoing instrument to be his voluntary
act and deed.

Notary Public for Oregon
My Commission Expires: August 15, 2000.
