

51762

MTC 43526-MS
WARRANTY DEEDVol. M98 Page 1565

GORDON L. WOLFF,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT L. WINCHELL,
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 5, BLOCK 213, MILLS SECOND 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 \$ 62,999.00.

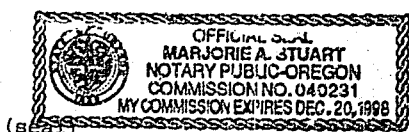
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2226 RECLAMATION AVENUE, KLAMATH FALLS, OR 97603

Dated this 15th day of January, 1998.

Gordon L. Wolfe
GORDON L. WOLFE

STATE OF Oregon ss. January 15 19 98
COUNTY OF Klamath
Personally appeared the above named Gordon L. Wolfe

and acknowledged the foregoing instrument to be his voluntary act.



Before me:
Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43526-MS

Return to:
ROBERT L. WINCHELL
2226 Reclamation Avenue
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.
Filed for record at request of:

Amerititle
on this 16th day of January A.D. 1998
at 3:44 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 1565

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.