

51788

MTC 43251-LW
WARRANTY DEEDVol. M98 Page 1624

MARY EMILY ANDERSON,

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

CHRISTOPHER A. NEWTON,

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:

The South 100 feet of TRACT 60, PLEASANT HOME TRACTS, 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.

P 3:58

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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 \$ 44,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5629 INDEPENDENCE AVE., KLAMATH FALLS, OR 97603

Dated this 9 day of Jan, 1998.

Mary Emily Anderson
MARY EMILY ANDERSON

STATE OF OREGON

SS.

January 9 1998COUNTY OF LAKE

Personally appeared the above named MARY EMILY ANDERSON

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Patricia J. Bruni
Notary Public for OREGON
My commission expires 6-13-2001

ESCROW NO. MT43251-LW

STATE OF OREGON,
County of Klamath ss.

Return to:

CHRISTOPHER A. NEWTON
5629 INDEPENDENCE AVE.
KLAMATH FALLS, OR 97603

Filed for record at request of:

Amerititle
on this 16th day of January A.D., 1998
at 3:58 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 1624

Bernetha G. Letsch, County Clerk

By Kathleen Rogers
Fec. \$30.00 Deputy.