

51803

NITC 42886-KA
WARRANTY DEED

Vol. M98 Page 1664

TIMM BURR, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NEIL H. JANGALA and LINDA S. JANGALA, 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 9 in Block 4 of TRACT NO. 1065 - IRISH BEND, 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 \$ 5,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2660 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this 20 day of January, 1998

TIMM BURR, INC.

BY: Randy L. Shaw PRESIDENT
RANDY L. SHAW

STATE of Oregon, County of Klamath ss.

This instrument was acknowledged before me on January 20, 1998

by RANDY L. SHAW

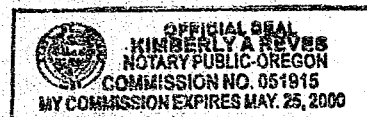
as PRESIDENT

of TIMM BURR, INC.

Kimberly A. Reeves
Notary Public of OREGON

My commission expires 5/25/2000

ESCROW NO. MT42886-KA



Return to:

NEIL H. JANGALA
2660 SHASTA WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 20th day of January A.D., 1998
at 11:51 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 1664

Bernetha G. Letsch, County Clerk.

By Kimberly A. Reeves
Fec. \$30.00 Deputy.