

51916

MTC 43411-KA  
WARRANTY DEEDVol. M98 Page 1901

CATHY KING,

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

JEFF W. BEAL,

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:

Lots 1, 2, and 3 in Block 66 of FIFTH ADDITION TO NIMROD RIVER PARK,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

98  
JAN 21 P1:12  
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.

98  
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 \$ 82,700.00.

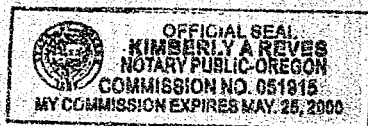
Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 890, CHILOQUIN, OR 97624

Dated this 13 day of January 1998

Cathy King  
CATHY KING

STATE OF OREGONSS. January 13 19 98COUNTY OF KLAMATHPersonally appeared the above named Cathy King

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kimberly A. Reeves  
Notary Public for Oregon  
My commission expires 5/25/2000

ESCROW NO. MT43411-KA

Return to:

JEFF W. BEAL

P.O. BOX 890

CHILOQUIN, OR 97624

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 21st day of January A.D., 1998  
at 1:19 o'clock P.M. and duly recorded  
in Vol. M98 of Deeds Page 1901

Bernetha G. Letsch, County Clerk

By Kathleen RoseFee, \$30.00

Deputy.