

52486

MTC 43469-PS
WARRANTY DEEDVol. M98 Page 3189

KERRY S. PENN,

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

JOHN PETER STRENK AND LINDA ANN STRENK, AS TRUSTEES UNDER THE STRENK LIVING TRUST,

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 2 in Block 4, BELLA VISTA - TRACT 1235, 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:

SUBJECT TO: TRUST DEED RECORDED JANUARY 16, 1998 IN VOLUME M98 AT PAGE 1582, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF JAMES E. STEVENS AND ROBERTA K. STEVENS, TRUSTEES OF THE JAMES E. STEVENS AND ROBERTA K. STEVENS FAMILY TRUST DATED APRIL 18, 1995, WHICH BUYERS HEREIN DO NOT AGREE TO ASSUME AND PAY AND SELLER FURTHER AGREES TO HOLD BUYERS HARMLESS THEREFROM.

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.

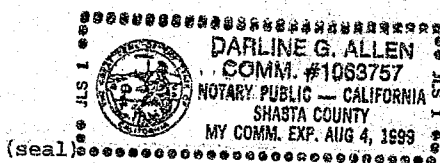
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 33,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7032 CANDLELIGHT CIRCLE, HUNTINGTON BEACH, CA 92647

Dated this 21 day of JANUARY, 1998

KERRY S. PENN

STATE OF CALIFORNIACOUNTY OF ShastaSS. 1-22 19 98Personally appeared the above named KERRY S. PENNand acknowledged the foregoing instrument to be HLS voluntary act.

Before me:

Darline G. Allen
Notary Public for Calif.
My commission expires 8-4-98

ESCROW NO. MT43469-PS

Return to:

THE STRENK LIVING TRUST
7032 CANDLELIGHT CIRCLE
HUNTINGTON BEACH, CA 92647

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 2nd day of February A.D., 1998
at 11:34 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 3189

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

98 FEB -2 AM 1:34

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