

52492

MTC 430/28-KR Vol 1998 Page 3206
WARRANTY DEED

MBK, A PARTNERSHIP CONSISTING OF MELVIN L. STEWART, MARY LOU STEWART AND KENNETH L. TUTTLE, M.D., TRUSTEE OF THE KENNETH L. TUTTLE, M.D., P.C. EMPLOYEES PENSION AND PROFIT SHARING PLAN AND TRUST AGREEMENT.

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

DEBRA S. KRASNER and JEFFREY L. SHIRLEY, with the rights of survivorship, 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 22 of TRACT 1306 - SECOND ADDITION TO NORTH RIDGE ESTATES, 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 \$ 32,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 315 PACIFIC TERRACE, KLAMATH FALLS, OR 97601.

Dated this 2nd day of February, 1998

MBK, A PARTNERSHIP

BY: Melvin L. Stewart PARTNER
MELVIN L. STEWART

BY: Mary Lou Stewart PARTNER
MARY LOU STEWART

KENNETH L. TUTTLE, M.D., P.C. EMPLOYEES

BY: Kenneth L. Tuttle PARTNER
KENNETH L. TUTTLE, MD, TRUSTEE

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on February 2, 1998

by MELVIN L. STEWART AND MARY LOU STEWART

as PARTNERS

of MBK, a partnership

Notary Public of OREGON

My commission expires 11/16/99



ESCROW NO. MT43628-KR

Return to:

DEBRA S. KRASNER
315 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

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 3206

Bernetha G. Letsch, County Clerk

By Kathleen Rasmussen

Fee \$30.00

Deputy