

52517

MTC 43660-LW
WARRANTY DEEDVol. M98 Page 3250

TYRONE A. CHAMBERS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 JULIE ANN BECKMAN and JOHN HANCOCK, 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:

The SW1/4 NW1/4, the N1/2 NW1/4 SW1/4, Section 35, Township 39 South,
 Range 12 East of the Willamette Meridian, in the County of Klamath, State
 of Oregon. EXCEPT THEREFROM any portion deeded to Klamath County for road
 in Deed recorded September 14, 1956 in Book 286 at Page 514, Deed records
 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:

"TOGETHER WITH A MOBILE HOME, PLATE #X090224, SERIAL #B34112YS7013 WHICH
 IS SITUATED ON THE SUBJECT PROPERTY."

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 \$ 165,000.00.

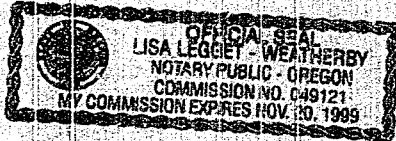
Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: , 8883 GALE RD. BONANZA, OR 97623

Dated this 30 day of JAN, 1998

Tyrone A. Chambers
 TYRONE A. CHAMBERS

STATE OF Oregon ss. January 30 19 98
 COUNTY OF Klamath
 Personally appeared the above named Tyrone A. Chambers

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Lisa Leggett-Weatherly
 Notary Public for Oregon
 My commission expires 11/30/99

ESCROW NO. MT43660-LW

Return to:
 JULIE ANN BECKMAN
 8883 GALE RD.
 BONANZA, OR 97623

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle
 on this 2nd day of February A.D., 1998
 at 3:46 o'clock P.M. and duly recorded
 in Vol. M98 of Deeds Page 3250

Bernetha G. Leisch, County Clerk

By Kathleen Rose
Fee, \$30.00

Deputy