



52724

98 FEB -5 PM 11

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WARRANTY DEED

ATC 103047040

AFTER RECORDING RETURN TO:

ERIC D. HALAAS

31809 College St.BONANZA, OR. 97003

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

FEDERAL NATIONAL MORTGAGE ASSOCIATION, ^{AN US CORPORATION,} hereinafter called
GRANTOR(S), convey(s) and warrants to ERIC D. HALAAS,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLANATH, State of Oregon, described as:

Lot 6 and the W 1/2 of Lot 5, Block 15, FIRST ADDITION TO THE
TOWN OF BONANZA, in the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10CA TL 2400

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$27,700.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of January, 1998.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

[Signature]
BY:

[Signature]
TITLE:

Donna Ghassemi
Vice President

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"This Notary Certificate is prepared on a separate page and is attached to the document entitled WARRANTY DEED, containing 1(one) pages and is attached to that document by means of staple."

TEXAS

STATE OF ~~OREGON~~)
) ss.
County of DALLAS)

The foregoing instrument was acknowledged before me this
~~FEB 3 - 1998~~ day of ~~January~~, 198, by _____

Donna Chasse

of _____

Vice President, a _____

corporation, on behalf of the corporation.

Before me: Rachel McShan

Notary Public for TEXAS

My commission expires: _____



RACHEL McSHAN
Notary Public
State of Texas
Commission Expires 3-17-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of February A.D., 19 98 at 3:11 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 3718

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross