

52800

MTC 43710-LW
WARRANTY DEED

Vol. M98 Page 3981

JAMES A. BORROR and DONNA BORROR, husband and wife,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 JOHN M. GRUBB and JEANNE ALICE GRUBB, husband and wife,
 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:

P 3:27
 FFH
 S
 The Easterly 15 feet of Lot 10 of GRACE PARK, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County,
 Oregon. TOGETHER WITH that portion of vacated Oxbow Street adjoining Lot
 10 on the East as described in Deed Volume M71, page 2187, Microfilm
 Record 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 \$ 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 6915 ONYX AVENUE, KLAMATH FALLS, OR 97603

Dated this 6TH day of FEBRUARY 19 98


 JAMES A. BORROR


 DONNA BORROR

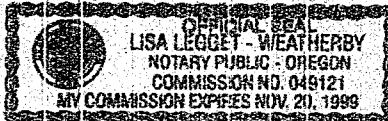
STATE OF OREGON

ss. FEBRUARY 19 98

COUNTY OF KLAMATH

Personally appeared the above named JAMES A. BORROR AND DONNA BORROR

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

ESCROW NO. MT43710-LW

Return to:
 JOHN M. GRUBB
 6915 ONYX AVENUE
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
 County of Klamath,

Filed for record at request of:

Amerititle

on this 6th day of February A.D. 1998
 at 3:27 o'clock P.M. and duly recorded
 in Vol. M38 of Deeds Page 3981

Bernetha G. Letsch, County Clerk

Fees \$30.00 By *Kathleen Rossi*
 Deputy