

52800

MTC 43710-LW
WARRANTY DEEDVol. 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 ALIN 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:

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: 6015 ONYX AVENUE, KLAMATH FALLS, OR 97603

Dated this 6TH day of FEBRUARY, 19 98

James A. Borrer
JAMES A. BORROR

Donna Borrer
DONNA BORROR

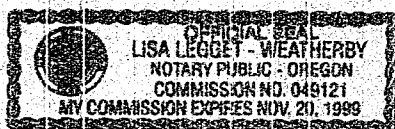
STATE OF OREGON

SS. FEBRUARY 6 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)

Before me:

Lisa Leggett-Weatherby
Notary Public for OREGON

My commission expires 11/20/99

ESCROW NO. MT43710-LW

Return to:

JOHN M. GRUBB
6015 ONYX AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

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

Fee \$30.00

By Kathleen Ross
Deputy

98 FEB -6 P3:27