

52806

MTC 43033

WARRANTY DEED Vol. M98 Page 3997

RICHARD H. REEVES and MAXINE E. REEVES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: SUNDAY J. CANO, an unmarried person 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 N1/2 NE1/4 SW1/4 OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 23100150000630

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 FINE 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 \$ 275,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 1142 Carmel Way, Santa Clara, CA 95050

Dated this 07 day of FEBRUARY, 1998

Richard H. Reeves
RICHARD H. REEVES

Maxine E. Reeves
MAXINE E. REEVES

STATE OF Louisiana

COUNTY OF Iberia

SS. FEBRUARY 7 19 98

Personally appeared the above named RICHARD H. REEVES

AND MAXINE E. REEVES

and acknowledged the foregoing instrument to be THEIR voluntary act.

Before me:

Joy L. Roman
Notary Public for Madison Parish, Louisiana
My commission expires at death

(seal)

ESCROW NO. BT008496RK

Return to:

SUNDAY J. CANO
1142 CARMEL WAY
SANTA CLARA, CA 95050

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. M98 of Deeds Page 3997

Bernetha G. Letsch, County Clerk

by Kordell Roman

Fee, \$30.00

Deputy

FEB -6 P327 '98

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