

52824

WTC 43051-MS
WARRANTY DEED

Vol. 1198 Page 4046

EDWARD C. GREGORY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES D. KOROUSH,
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:

N1/2 W1/2 LOT 7 IN BLOCK 10, KLAMATH FALLS FOREST ESTATES SYCAN UNIT,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK 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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 315, MONROE, OR 97456

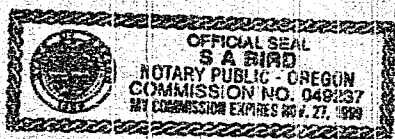
Dated this 5 day of February, 1998

Edward C. Gregory
EDWARD C. GREGORY

STATE OF OREGON SS. FEB. 5 19 98
COUNTY OF CLATSOP

Personally appeared the above named EDWARD C. GREGORY

and acknowledged the foregoing instrument to be AN voluntary act.



(seal)

Before me:

[Signature]
Notary Public for OREGON
My commission expires NOV 27, 1999

ESCROW NO. MT43651-MS

Return to:

JAMES D. KOROUSH
P.O. BOX 315
MONROE, OR 97456

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 9th day of February A.D. 1998
at 11:10 o'clock A. M. and duly recorded
in Vol. 1198 of Deeds Page 4046

Bernetha G. Leisch, County Clerk

By Korush Ross
Fec. \$30.00 Deputy