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52879

98 FEB -9 P2:25

Vol. 1198 Page 4142

John Strubel
194 Dahlia Street
Klamath Falls, OR 97601
Grantor's Name and Address
Elmer C. Ogborn and JoAnne M. Ogborn
2131 Lakeshore Dr.
Klamath Falls, OR 97601
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Elmer C. Ogborn and JoAnne M. Ogborn
2131 Lakeshore Dr.
Klamath Falls, OR 97601
Upon request of grantor, send all tax statements to (Name, Address, Zip):
Elmer C. Ogborn and JoAnne M. Ogborn
2131 Lakeshore Dr.
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDING USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of February, 1998, at 2:25 o'clock P.M., and recorded in book/reel/volume No. 1198 on page 4142 and/or as fee/file/instrument/microfilm/reception No. 52879, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kaitlin Rose, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that John Strubel

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Elmer C. Ogborn and JoAnne M. Ogborn, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 42-B of Lakeshore Gardens,

Subject to rights of way for electric powerline heretofore granted to the California Oregon Power Company; and reservations and conditions contained in deed from Arthur M. Geary and others to Glenn D. Bowen, dated July 8, 1935, recorded November 27, 1935 in Book 105, page 384 Klamath County Deed Records and to release from damages due to regulation of the water level of Upper Klamath Lake granted the California Oregon Power Company by grantors herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): Set out above

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Equitable exchange. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

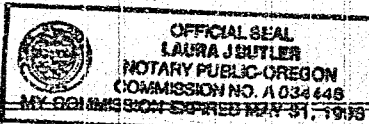
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 9th day of February, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

x John Strubel

STATE OF OREGON, County of Klamath } ss.
This instrument was acknowledged before me on February 9, 1998.
by John Strubel
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Notary Public for Oregon
My commission expires 5/31/98

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