

53032

Vol 1992 Page 4477

After recording return to:

CARAL SKAGGS

98 FEB 11 P2:53

TITLE ORDER NO: K-51459

KEY ESCROW NO: 41-1196

P.O. BOX 788

LA PINE, OR 97739

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

GEORGE A. OLDEAM and VIRGINIA G. OLDEAM, husband and wife Grantor,
conveys and warrants to:

CARAL SKAGGS and DHAN SCHLEGEL, each as to an undivided 50.000% interest,
Grantees,

the following described real property free of encumbrances except as
specifically set forth herein:

LOT 1 IN BLOCK 3 OF CHAPMAN TRACTS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

SUBJECT TO:

1. RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED
FEBRUARY 27, 1929, RECORDED APRIL 11, 1929, IN VOLUME 65 PAGE 547, DEED
RECORDS OF KLAMATH COUNTY, OREGON, FROM ROY B. JACKSON AND LILLIAN M.
JACKSON, HIS WIFE TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
2. TERMS AND PROVISIONS CONTAINED IN DEED FROM L.W. GERHART AND MARGARET
M. GERHART, HUSBAND AND WIFE TO STATE OF OREGON, BY AND THROUGH ITS STATE
HIGHWAY COMMISSION, DATED SEPTEMBER 11, 1952, RECORDED SEPTEMBER 24,
1952, IN VOLUME 257 PAGE 5, DEED RECORDS OF KLAMATH COUNTY, OREGON.
ACCESS RESTRICTIONS CONTAINED IN SAID DEED ARE MODIFIED BY INDENTURE OF
ACCESS BETWEEN STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY
COMMISSION, L.W. GERHART AND JACK F. O'BRIEN AND LILLIAN O'BRIEN, DATED
APRIL 17, 1958, RECORDED MAY 28, 1958, IN VOLUME 299 PAGE 572, DEED
RECORDS OF KLAMATH COUNTY, OREGON.
3. ACCESS TO PROPERTY IN QUESTION IS FROM OREGON STATE HIGHWAY #97.
PARTIES SHOULD CONSULT WITH OREGON STATE HIGHWAY DEPARTMENT REGARDING
ANY SPECIAL PERMITS FOR INSURABLE ACCESS.

Tax Account No: 133466

Map No: 23-09-25-01800

Tax Account No: 40155

Map No: M-90170

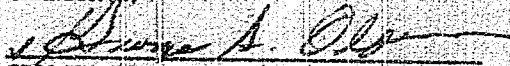
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$125,000.00 . However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 4 day of FEBRUARY, 1998.

GRANTOR (s):


GEORGE A. OLDEAM

4478

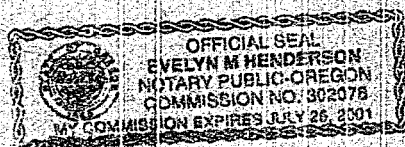
Virginia G. Oldham
 VIRGINIA G. OLDHAM

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on FEBRUARY 4, 1998,
 by GEORGE A. OLDEAM and VIRGINIA G. OLDEAM

Amelia Henderson
 Notary Public for Oregon

My commission expires: 7-25-01



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 11th day
 of February A.D., 19 98 at 2:53 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 4477

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rose