

53435

MTC 43516-KA
WARRANTY DEEDVol. M98 Page 5469

WAIYEN YEE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MATTHEW S. KING and JEANETTE KING, 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:

Let 2 in Block 14 of NORTH KLAMATH FALLS, 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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 124 IOWA STREET, KLAMATH FALLS, OR 97601

Dated this 18 day of February, 1998.

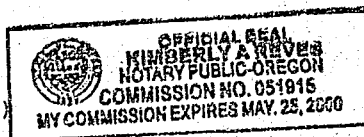
Waiyen Yee
WAIYEN YEE

STATE OF OREGONSS. February 18 19 98COUNTY OF KLAMATH

Personally appeared the above named WAIYEN YEE

and acknowledged the foregoing instrument to be his voluntary act.

(seal)



Before me:

Kimberly A. Leve
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT43516-KA

Return to:

MATTHEW S. KING
124 IOWA STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 20th day of February A.D., 1998
at 11:36 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 5469

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.

98 FEB 20 AM 1:36