

MIKE HERRON and SUSAN HERRON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DAVID W. MENKE and VALERIA S. MENKE, 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:

Lot 4 and the Northwesterly one-half of Lot 5 in Block 9 of HILLSIDE ADDITION to the City of 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 \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1518 ELDORADO AVENUE, KLAMATH FALLS, OR 97601

Dated this 16<sup>th</sup> day of February, 1998

MIKE HERRON  
MIKE HERRON

SUSAN HERRON  
SUSAN HERRON

STATE OF Texas SS. February 16 19 98  
COUNTY OF Dallas  
Personally appeared the above named MIKE HERRON AND SUSAN HERRON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Tanta Rivers 2-16-98  
Notary Public for Texas  
My commission expires 7-15-98

ESCROW NO. MT43641-KA

Return to:  
DAVID W. MENKE  
1518 ELDORADO AVENUE  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle  
on this 20th day of February A.D., 1998  
at 3:28 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 5563

Bernetha G. Letsch, County Clerk

By Kathleen Rosa  
Fee, \$30.00 Deputy: