

53555

MTC 43757-MS
WARRANTY DEEDVol. M98 Page 5799

MORRIS FREDERICK LARSON, JR.,

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

GARY J. DEMPSEY and SHIRLEY A. DEMPSEY,

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 3 IN BLOCK 72 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, 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 \$ 6,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 21314 28TH AVENUE, E, SPANAWAY, WA 98387

Dated this 19th day of February, 1998.

Morris Frederick Larson, Jr.
 MORRIS FREDERICK LARSON, JR.

STATE OF LouisianaCOUNTY OF Parish of Orleans

SS.

February 19th19 98

Personally appeared the above named

Morris Frederick Larson, Jr.

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Frank H. Walk, Jr.Notary Public for Orleans ParishMy commission expires at death

(seal)

ESCROW NO. MT43757-MS

Return to:

GARY J. DEMPSEY

21314 28TH AVENUE, E

SPANAWAY, WA 98387

FRANK H. WALK, JR.

NOTARY PUBLIC

PARISH OF ORLEANS, STATE OF LOUISIANA
COMMISSION ISSUED FOR LIFE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

Amerititleof February

A.D., 19

98

at

2:35

o'clock

P.M.

the

23rd

day

of

Deeds

on Page

5799

and duly recorded in Vol.

M98

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Kathleen Ross