

53826

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TITLE & ESCROW, INC. REC # 02047168

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

AFTER RECORDING RETURN TO:
JAN M. GILMORE
2036 FREMONT
KLAMATH FALLS, OREGON 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 26th day of February A.D., 1998
at 3:46 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 6382

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy

JEFF RYDER, hereinafter called GRANTOR(S), convey(s) and
warrants to JAN M. GILMORE hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

LOT 9, BLOCK 40, HILLSIDE ADDITON TO THE CITY OF KLAMATH FALLS,
IN THE COUNTY OF KLAMATH, STATE OF OREGON. TOGETHER WITH
ONE-HALF OF THE VACATED ALLEY WHICH INNURED THERETO.

CODE 1, MAP 3809-28BC TL 1300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$125,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of February 1998.

x Jeff Ryder
JEFF RYDER

STATE OF OREGON, County of Multnomah ss.

On February 24, 1998, personally appeared Jeff Ryder who
acknowledged the foregoing instrument to be his voluntary act
and deed

Ronna Strandlof
Notary Public for Oregon
My Commission Expires: Sept 9, 2001

