

54361

'98 MAR -9 P3:40 Vol. 1198 Page 7612



WARRANTY DEED

ATC #03047359  
AFTER RECORDING RETURN TO:  
THEODORE & LIZA CONWAY  
3950 BRISTOL AVENUE  
KLAMATH FALLS, OR 97603

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

MOUNTAIN ESTATES, INC., hereinafter called GRANTOR(S),  
convey(s) and warrants to THEODORE CONWAY and LIZA CONWAY,  
husband and wife, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 8, SUMMERS PARK, in the County of Klamath, State of Oregon.  
CODE 41 MAP 3909-10DA TL 7200

LC  
"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."

LC  
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, Mortgage, including  
the terms and conditions thereof, recorded October 14, 1976 in  
Book M-76, at Page 16263, Mortgage Records, Klamath County, OR  
which Mortgage the Grantees herein DO NOT agree to assume and  
pay and the Grantors herein warrant that this Mortgage will be  
paid in full prior to or at the time payment in full of the  
Trust Deed between Grantor and Grantee herein which is being  
recorded immediately subsequent to the recording of this Deed.,

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  
\$65,000.00.

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 9th day of March, 1998.

MOUNTAIN ESTATES, INC.,

*DeAnn L. Akins, President*  
DE ANN L. AKINS, PRESIDENT

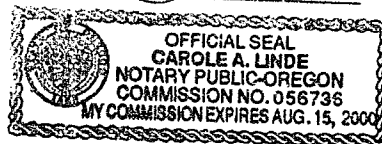
WARRANTY DEED  
PAGE 2

"This Notary Certificate is prepared on a separate page and is attached to the document entitled WARRANTY DEED, containing ONE(1) page and is attached to that document by means of staple."

STATE OF OREGON                    )  
  )ss.  
County of KLAMATH                )

The foregoing instrument was acknowledged before me this 9th day of March, 1998, by DE ANN L. AKINS of MOUNTAIN ESTATES, INC., a Oregon corporation, on behalf of the corporation.

Before me: Carole A. Linde  
Notary Public for Oregon  
My commission expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day  
of March A.D., 19 98 at 3:40 o'clock P.M., and duly recorded in Vol. M98  
of Deeds on Page 7612.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross