

54436

MTC 43950-MS
WARRANTY DEED

Vol. M98 Page 7786

GEORGE D. AYERS,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BILL E. GEERHART and RETA G. GEERHART, with the rights of survivorship,
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 16 IN BLOCK 125 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT -
PLAT NO. 4, 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.

MARK 10 P 3:32

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 \$ 3,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 9045 WARBLER, BONANZA, OR 97623

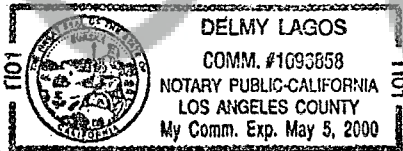
Dated this 7th day of March, 1998

George D. Ayers
GEORGE D. AYERS

STATE OF California
COUNTY OF Los Angeles ss. March 7, 1998

Personally appeared the above named George D. Ayers

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me: Delmy Lagos
Delmy Lagos
Notary Public for Panorama City
My commission expires 5-5-20

ESCROW NO. MT43950-MS

Return to:
BILL E. GEERHART
9045 WARBLER
BONANZA, OR 97623

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 10th day of March A.D., 1998
at 3:32 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 7786

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.