

54438

MTC 43588-LW
WARRANTY DEEDVol. M98 Page 7790

MICHAEL C. MAHAN and LAURA M. MAHAN, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
P. LAWRENCE KREGER and JDEE R. KREGER, 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 2, Block 5, in TRACT 1145 of NOB HILL, a resubdivision of portions of
NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO
HEIGHTS, 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 \$ 183,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1600 WADE CIRCLE, KLAMATH FALLS, OR 97601

Dated this 9 day of March, 1998

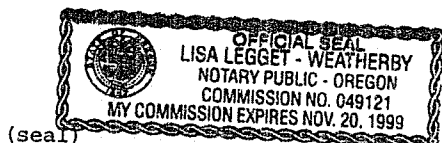
Michael C. Mahan
MICHAEL C. MAHAN

Laura M. Mahan
LAURA M. MAHAN

STATE OF Oregon ss. March 9 1998
COUNTY OF Klamath

Personally appeared the above named Michael C. Mahan
and Laura M. Mahan

and acknowledged the foregoing instrument to be A voluntary act.



Before me:
Lisa Legget Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT43588-LW

Return to:

P. LAWRENCE KREGER
1600 WADE CIRCLE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

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 7790

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.