

54524

MTC 43860-MS
WARRANTY DEED

Vol. 1998 Page 7976

GARY BURKE MOLATORE, TRUSTEE OF THE TOE'S REVOCABLE LIVING TRUST DATED DECEMBER 8, 1995,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOSEPH W. WAMPLER and BARBARA A. WAMPLER, 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 6 AND THE EASTERLY ONE-HALF OF LOT 5 IN BLOCK 4 IN EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, BEING A TRACT OF LAND FURTHER DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 6 AND AT THE INTERSECTION OF THE LINES OF WASHINGTON AND FIRST STREETS; THENCE, SOUTHEASTERLY ALONG FIRST STREET, 110 FEET TO THE ALLEY; THENCE SOUTHWESTERLY ALONG THE ALLEY 82.2 FEET; THENCE NORTHWESTERLY AND PARALLEL WITH FIRST STREET 110 FEET TO WASHINGTON STREET; THENCE, NORTHEASTERLY ALONG WASHINGTON STREET 82.2 FEET TO THE PLACE OF BEGINNING.

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 \$ 148,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 576, CHILOQUIN, OR 97624

Dated this 9th day of March, 1998.

TRUSTEES OF THE TOE'S REVOCABLE TRUST

BY: Gary B. Molatore TRUSTEE
GARY BURKE MOLATORE

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on March 9, 1998

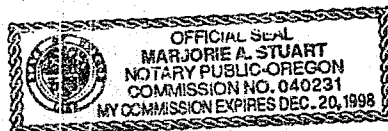
by Gary B. Molatore

as Trustee

of Toe's Revocable Living Trust Dated December 8, 1995

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT43860-MS

Return to:

JOSEPH W. WAMPLER

PO BOX 576

CHILOQUIN, OR 97624

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day of March A.D., 19 98 at 3:30 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 7976

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Reed