

54577

MTC 43738-KA  
WARRANTY DEEDVol. 1998 Page 8067

MICHAEL C. HENDRICKS and KATHERINE V. HENDRICKS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DONALD LAMAR KING,  
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 8, Block 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and the South 55 feet of the East 26 feet of the Westerly 26.6 feet of Lot 3, Block 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 421 JEFFERSON STREET, KLAMATH FALLS, OR 97601

Dated this 12 day of March, 1998.

MICHAEL C. HENDRICKS  
MICHAEL C. HENDRICKS

KATHERINE V. HENDRICKS  
KATHERINE V. HENDRICKS

STATE OF OREGON

SS. March 12 19 98

COUNTY OF KLAMATH

Personally appeared the above named MICHAEL C. HENDRICKS AND

KATHERINE V. HENDRICKS

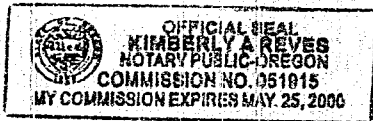
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kimberly A. Reeves  
Notary Public for Oregon

My commission expires 5/25/2000

(seal)



ESCROW NO. MT43738-KA

Return to:

DONALD LAMAR KING  
421 JEFFERSON STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 12th day of March A.D., 1998  
at 11:20 o'clock A. M. and duly recorded  
in Vol. 1998 of Deeds Page 8067

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

98 MAR 12 AM 1:20

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