

54660

MTC 43739-MS
WARRANTY DEED

Vol. M98 Page 8249

RUTH M. RADFORD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JOE CRAIG HENDERSON,

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 1 IN BLOCK 4 OF CYPRESS VILLA, 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 \$ 86,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5510 VILLA DRIVE, KLAMATH FALLS, OR 97603

Dated this 13th day of March, 1998.

Ruth M. Radford
RUTH M. RADFORD

BY: *Michael D. Radford*
MICHAEL D. RADFORD

HER ATTORNEY IN FACT

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on march 13, 19 98

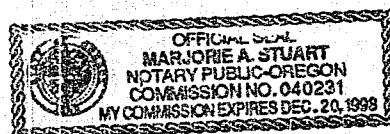
by Michael D. Radford

as Attorney in fact

of Ruth M. Radford

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT43739-MS

Return to:

JOE CRAIG HENDERSON

5510 VILLA DRIVE

KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 13th day of March A.D., 1998
at 3:15 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 8249

Bernatha G. Letsch, County Clerk

By *Deanne Mullin*
Fec. \$30.00 Deputy