

54787

MTC 43878-MS
WARRANTY DEED

Vol. 1198 Page 8513

HARVEY J. SANTOS and BARBARA S. SANTOS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DAVID C. VINCENT and THERESA J. GOODWIN-VINCENT, 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 18 IN BLOCK 1 OF TRACT 1116, SUNSET EAST, 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 \$ 126,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7138 SIERRA PLACE, KLAMATH FALLS, OR 97601

Dated this 16th day of march, 19 98

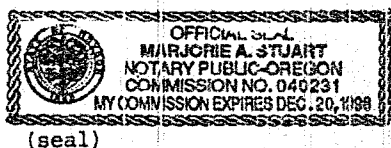
Harvey J. Santos
HARVEY J. SANTOS

Barbara S. Santos
BARBARA S. SANTOS

STATE OF Oregon SS. March 16 1998
COUNTY OF Klamath

Personally appeared the above named harvey J. Santos and Barbara S. Santos

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43878-MS

Return to:
DAVID C. VINCENT
7138 SIERRA PLACE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 17th day of March A.D., 1998
at 3:29 o'clock P. M. and duly recorded
in Vol. MS8 of Deeds Page 8513

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*
Fee, \$30.00 Deputy.