

98 MAR 20 AM 1:45

54938

WARRANTY DEED

Vol. M98 Page 8902

BONNIE T. SAUNDERS

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

JANET M. KNUDSEN,

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 12 IN BLOCK 2 OF TRACT 1121, FIRST ADDITION TO KENO HILLSIDE ACRES, 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 \$ 63,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 14427 HIGHWAY 66, KLAMATH FALLS, OR 97601

Dated this 17 day of March, 1998.

Bonnie T. Saunders
BONNIE T. SAUNDERS

STATE OF Colorado SS. March 17, 19 98
COUNTY OF Jefferson
Personally appeared the above named Bonnie T. Saunders

and acknowledged the foregoing instrument to be a voluntary act.



MT44032-MS

Return to:
JANET M. KNUDSEN
14427 HIGHWAY 66
KLAMATH FALLS, OR 97601

Before me:

Stephanie Beck
Notary Public for Colorado
My commission expires June 21, 2001

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 20th day of March A.D., 1998
at 11:45 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 8902
Bernetha G. Letsch, County Clerk
By Kathleen Ryan
Fee, \$20.00 Deputy.