

AMTC43797-KA

WARRANTY DEED

JAMES W. HOUK and CINDY L. HOUK AS TENANTS BY THE ENTIRETY and EDNA MAE HOUK, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP, Grantor(s) hereby grant, bargain, sell, warrant and convey to: GLENN W. KIRSCHNER and JANET M. KIRSCHNER, as tenants by the entirety, 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 29 of FIRST ADDITION TO MADISON PARK, 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 \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5926 CHEYNE AVENUE, KLAMATH FALLS, OR 97603

Dated this 18 day of March, 1998.

James W. Houk
JAMES W. HOUK

Cindy L. Houk
CINDY L. HOUK

Edna Mae Houk
EDNA MAE HOUK

STATE OF OREGON

SS. March 18 19 98

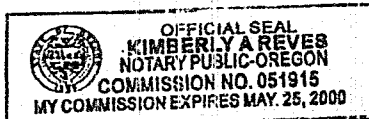
COUNTY OF KLAMATH

Personally appeared the above named JAMES W. HOUK, CINDY L.

HOUK AND EDNA MAE HOUK

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



(seal)

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT43797-KA

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

GLENN W. KIRSCHNER
5926 CHEYNE AVENUE
KLAMATH FALLS, OR 97603

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 8911

Bernetha G. Letsch, County Clerk

By Kedron Rosa
Fee, \$30.00 Deputy