

55337

MTC 43779-KA
WARRANTY DEEDVol. M98 Page 9859

WESTERN HOMES, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KATHERINE V. HENDRICKS,

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 3 and that portion of vacated Oregon Avenue adjacent to the North
line of Lot 3 in Block 47 of BUENA VISTA 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 \$ 94,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 328 WEST OREGON AVENUE, KLAMATH FALLS, OR 97601

Dated this 26 day of March, 1998.

WESTERN HOMES, INC.

BY:

CATHY KING

PRESIDENT

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on March 26, 19 98

by CATHY KING

as PRESIDENT

of WESTERN HOMES, INC.

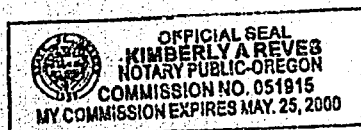
Notary Public of Oregon

My commission expires 5/25/2000

ESCROW NO. MT43779-KA

Return to:

KATHERINE V. HENDRICKS
328 WEST OREGON AVENUE
KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day
of March A.D., 19 98 at 3:24 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 9859

FEE \$30.00

By Bernetha G. Letsch County Clerk