

55390

MTC 44081-KA
WARRANTY DEEDVol. 1998 Page 9558

GLENN M. HOWARD and CHRISTINE HOWARD, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: PATRICIA B. VON WALTER and STANLEY C. THOMSON, as tenants in common, 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:

The SE1/4 NW1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH easements for roadway purposes over the existing road and as described in Agreement for Easements recorded April 13, 1990 at Volume M90, page 6991, and January 13, 1994 in Volume M94, page 1350, January 18, 1994 in Volume M94, page 1869, and June 13, 1994 in Volume M94, page 18477, Microfilm Records of Klamath County, Oregon.

-98 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:

SUBJECT TO: TRUST DEED DATED DECEMBER 1, 1989 AND RECORDED DECEMBER 18, 1989, IN VOLUME M89, PAGE 24407, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF SHAMROCK DEVELOPMENT COMPANY, AN OREGON CORPORATION, AS BENEFICIARY. THE ABOVE NAMED GRANTEE(S) DO NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTORS AGREE TO HOLD THE GRANTEES HARMLESS THEREFROM.

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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 485, KLAMATH FALLS, OR 97601

Dated this 26 day of March, 1998.

Glenn M. Howard
GLENN M. HOWARD

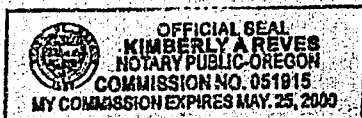
Christine Howard
CHRISTINE HOWARD

STATE OF OREGON ss. March 26 19 98
COUNTY OF MARCH

Personally appeared the above named GLENN M. HOWARD AND CHRISTINE HOWARD

and acknowledged the foregoing instrument to be their voluntary act.

(seal)



Before me:

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

ESCROW NO. MT44081-KA

Return to:

PATRICIA B. VON WALTER
P.O. BOX 485 KLAMATH FALLS, OR 97601

9959

Filed for record at request of Ameri title the 27th day
of March A.D., 19 98 at 11:49 o'clock A M., and duly recorded in Vol. M98,
of Deada on Page 9558

By Bernetha G. Letsch, County Clerk
Kathleen Rose

18417. Miscellaneous Records of Klamath County, Oregon.
18. List in Volume West, page 1860, and June 17, 1905 in Volume East, page 8901, and January 13, 1904 in Volume West, page 1380. Donnell.
18418. Donnell.

1992, IN VOLUME 250, PAGE 24107, MITCHELL'S RECORDS OF KLANIAH COUNTY, OREGON IN FAVOR OF HANCOCK DEVELOPMENT COMPANY, AN OREGON CORPORATION. THE ABOVE NAMED GRANTEES DO NOT AGREE TO ASSURE NOR PAY THEIR TRUST DED AND THE ABOVE NAMED GRANTORS AGREE TO HOLD THE GRANTEES HARMLESS THEREON.

SUBJECT TO: ALL OTHER ITEMS OF RECORD AND THOSE APPEARING UPON THE LAND. IT ONLY AS OF THE DATE OF THIS DEED AND THOSE SHOWN BELOW, IF ANY.

SUBJECT TO: TRUST DEED DATED DECEMBER 1, 1982 AND RECORDED DECEMBER 18, 1982, IN VOLUME 250, PAGE 24107, MITCHELL'S RECORDS OF KLANIAH COUNTY,

and the grantor will warrant and forever defend the said promises and every part and parcel thereof against the lawful claims and demands of all persons claiming under the above described encumbrances.

APPROVING USES AND TO DETERMINE ANY LIMITS ON LANDS ADJACENT TO FOREST
LANDS AS DEFINED IN ORS 31.150.

SHOULD COME WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
ACCORDING TO THIS INSTRUMENT THE PERSON ACQUIRING EASE TITLE TO THE PROPERTY
IN VIOLATION OF EASEMENTS THAT USE HAVE NOT NEGOTIATING BEFORE SIGNING OR
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT

20,000.00

Bear Creek Road

1945-1946

DATE: 11/11/11

HO [REDACTED] DATE TO SURE

10-10-68

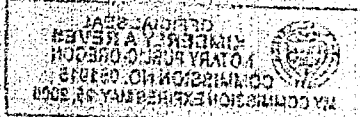
REAGENCIJA ZA POSREDOVANJE U PROMETU NEPOKRETNOSTI

05/12/79

158-760910-10

Belore 4151

NOTARY PUBLIC for
in commission expires 2/15/2004
Kathleen A. [Signature]



67-23044-100

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