

55422

98 MAR 27 P3 28 Vol m98 Page 10026

WARRANTY DEED STATE OF OREGON

County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow NO. 03047361

AFTER RECORDING RETURN TO:

Cindy Patterson
1756 Burns Street
Klamath Falls, OR. 97603

Aspen Title & Escrow

on this 27th day of March A.D. 1998
at 3:28 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 10026

Bernetha G. Letsch, County Clerk

By Karduna Ross

Fee, \$30.00

Deputy

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDEANN L. AKINS, hereinafter called GRANTOR(S), convey(s) to
CINDY FAY PATTERSON, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:Lot 3, Block A, HOMECREST, in the County of Klamath, State of
Oregon.

CODE 41 MAP 3909-3AB TL 1400

C.P.
Dye

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and conditions thereof, recorded March 13, 1986, in
Book M-86, Page 42430, Mortgage Records of Klamath County,
Oregon, in favor of Klamath First Federal Savings & Loan
Association, AND All-Inclusive Trust Deed, including terms and
conditions thereof, recorded March 22, 1993, in Book M-93, Page
5888, Mortgage Records of Klamath County, Oregon, in favor of
John H. George and Paula Sue George, which Trust Deeds the
Grantees herein DO NOT agree to assume and pay and Grantors
hereby hold Grantees harmless therefrom, and Grantors herein
warrant that this Trust Deed will be paid in full prior to or
at the time of payment in full of the Trust Deed between
Grantor and Grantee herein which is being recorded immediately
subsequent to the recording of this Deed.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$45,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of March, 1998.

De Ann L. Akina
DEANN L. AKINS

STATE OF OREGON, County of Klamath)ss.

On March 27, 1998, personally appeared Deann L. Akins, who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Notary Public for Oregon

My Commission Expires: August 15, 2000.

