

55588

MTC 44120-KR

WARRANTY DEED Vol. M98 Page 10418

H. JEANE BLAKE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to: RICHARD LESTER WENDT, Trustee of the RICHARD LESTER WENDT REVOCABLE LIVING TRUST and **see continued below 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 41 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**GRANTEE continued
NANCY JANE WENDT, Trustee of the NANCY JANE WENDT REVOCABLE LIVING TRUST
 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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 826 LOMA LINDA, KLAMATH FALLS, OR 97601

Dated this 28 day of March, 1998.

H. Jeane Blake
 H. JEANE BLAKE

STATE OF ARIZONACOUNTY OF Maricopa SS. March 19 98

Personally appeared the above named

H. JEANE BLAKEand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Irina Alvarez
 Notary Public for Arizona

My commission expires 11-29-2000

(seal)

ESCROW NO. MT44120-KR

Return to:

DICK WENDT

826 LOMA LINDA

KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
 of March A.D., 1998 at 3:30 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 10418

FEE \$30.00

By Kathleen Ross Bernetha G. Leisch, County Clerk