

55622

MTC 43658-LW
WARRANTY DEEDVol. M98 Page 10516

FRANK R. STONIER and CHRISTY L. STONIER, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NANCY J. SEWELL,
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 5 in Block 65 of FIFTH ADDITION TO NIMROD RIVER 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:
"TOGETHER WITH A 1972 FRONT, MOBILE HOME PLATE #X88852, VEHICLE I.D.
#IS3152 WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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.

APR -1 11:50 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 92 Beatty, OR 97621

Dated this 31st day of March 1998

Frank R. Stonier
FRANK R. STONIER

Christy L. Stonier
CHRISTY L. STONIER

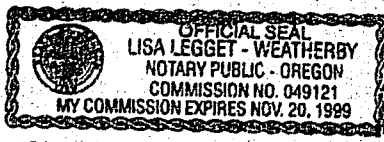
STATE OF OREGON

COUNTY OF KLAMATH

ss. March 31st 1998

Personally appeared the above named FRANK R. STONIER AND CHRISTY L. STONIER

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget - Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT43658-LW

Return to:

NANCY J. SEWELL

P.O. Box 92

Beatty, OR 97621

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 1st day of April A.D., 1998
at 11:50 o'clock AM and duly recorded
in Vol. M98 of Deeds Page 10516

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fec. \$30.00

Deputy.