

55671

MFC 44211-KA
WARRANTY DEED

Vol. M98 Page 10700

STEVEN M. LONG and DENISE D. LONG, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TREVOR S. DEVENPORT and SUSAN X. DEVENPORT, husband and wife,
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 Westerly 100 feet of Lot 13, Block 36 of HOT SPRINGS ADDITION,
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 \$ 62,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1535 Mar St. Klamath Falls, OR 97601

Dated this 3/5 day of March, 19 98

Steven M. Long by Denise D. Long
STEVEN M. LONG *his attorney in fact*

Denise D. Long
DENISE D. LONG

STATE OF Oregon ss. March 3/ 19 98

COUNTY OF Klamath

Personally appeared the above named STEVEN M. LONG AND DENISE D. LONG

for herself and as attorney-in-fact for Steven M. Long - KR

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT44211-KA

Return to:
TREVOR S. DEVENPORT
1535 Mar St.
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of April A.D., 19 98 at 3:26 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 10700.

FEE \$30.00

By Bernetha G. Litsch, County Clerk
Kristi L. Redd