

55671

MTC 44211-KA
WARRANTY DEEDVol. 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: TREVER S. DEVENPORT and SUSAN K. 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 31st 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

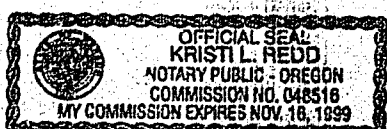
COUNTY OF Klamath

SS. March 31 19 98

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:

TREVER S. DEVENPORT

1535 Mar St.
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title 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. Letch, County Clerk
Kristi L. Redd