

55688

MTC 44116-MS
WARRANTY DEEDVol. 1198 Page 10754

WOLFRAM TAUBE and MARLIES V. TAUBE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
THOMAS W. KEATING,

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 4 IN BLOCK 4 OF TRACT NO. 1039 - YONNA WOODS - UNIT 2, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

APR -2 11:15
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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 831, BODEGA BAY, CA 94923

Dated this 26 day of March, 1998

Wolfram Taube
WOLFRAM TAUBE

Marlies V. Taube
MARLIES V. TAUBE

STATE OF Washington ss. March 26 1998
COUNTY OF King

Personally appeared the above named Wolfram Taube &
Marlies V. Taube

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

[Signature]
Notary Public for Washington State
My commission expires 2-16-01

ESCROW NO. MT44116-MS

Return to:

THOMAS W. KEATING
PO BOX 831
BODEGA BAY, CA 94923

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 2nd day of April A.D. 1998
at 11:15 o'clock A.M. and duly recorded
in Vol. 1198 of Deeds Page 10754

Bernetha G. Leisch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.