

55746

MTC 44202-KA
WARRANTY DEEDVol. 198 Page 10884

BETTYE LOU DUFFY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MICHAEL A. DUBOIS and RENAE DUBOIS, 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:

Lot 14 of SUMMERS 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:
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 \$ 54,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3860 BRISTOL AVENUE, KLAMATH FALLS, OR 97603

Dated this 2 day of April, 1998

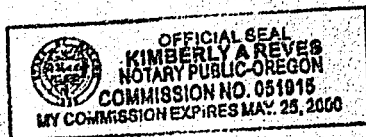
Betty Lou Duffy
BETTYE LOU DUFFY

STATE OF OregonCOUNTY OF Klamath

SS.

April1998Personally appeared the above named BETTYE LOU DUFFYand acknowledged the foregoing instrument to be her voluntary act.

(seal)



Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT44202-KA

Return to:

MICHAEL A. DUBOIS
3860 BRISTOL AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 3rd day of April A.D., 1998
at 11:45 o'clock A.M. and duly recorded
in Vol. 198 of Deeds Page 10884

Bernziba G. Litsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.