

55782

MTC 42880-KA
WARRANTY DEED

10961

M98 Page

BUSTER W. OWENS & DOROTHY DARLENE TRAINER, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: TIMOTHY D. OSBORNE and MAKAILLEANI S. OSBORNE, 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 19 IN BLOCK 13 OF STEWART 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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3022 BUTTE STREET, KLAMATH FALLS, OR 97601

Dated this 2 day of April, 1998

Buster W Owens
BUSTER W. OWENS

Dorothy Darlene Trainer
DOROTHY DARLENE TRAINER

STATE OF Oregon

COUNTY OF Klamath

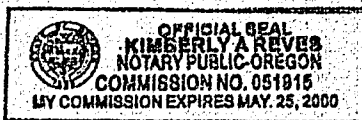
ss. April 2, 1998

Personally appeared the above named BUSTER W. OWENS AND

DOROTHY DARLENE TRAINER

and acknowledged the foregoing instrument to be their voluntary act.

(seal)



Before me:

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

ESCROW NO. MT42880-KA

Return to:
TIMOTHY D. OSBORNE
3022 BUTTE STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 3rd day of April A.D., 1998
at 3:35 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 10961

Bernetha G. Letsch, County Clerk

By Kathleen Brown
Fec. \$30.00 Deputy.