

55862

98 APR -6 P3:38

Vol. m98 Page 11146STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03047429
AFTER RECORDING RETURN TO:
Mr. and Mrs. Robert Elam
730 Jefferson Street
Klamath Falls, OR. 97601

Aspen Title & Escrow
on this 6th day of April A.D., 1998
at 3:38 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 11146

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Ross

Fee, \$30.00

Deputy.

DE ANN L. AKINS, hereinafter called GRANTOR(S), convey(s) to
ROBERT K. ELAM and ROSE ELAM, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 7, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon, EXCEPTING THEREFROM
the Southeasterly 55 feet.

CODE 1 MAP 3809-32AB TL 2400

RKE
R.E.
"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and conditions thereof, recorded March 16, 1990, in Book
M-90, Page 4874, Mortgage Records of Klamath County, Oregon,
in favor of William T. Byrne, Jr. and
Shirley J. Byrne,
husband and wife, which Trust Deed the Grantees herein DO NOT agree to
assume and pay and Grantors hereby hold Grantees harmless
therefrom, and Grantors herein warrant that this Trust Deed
will be paid in full prior to or at the time of payment in full
of the Trust Deed between Grantor and Grantee herein which is
being recorded immediately subsequent to the recording of this
Deed.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$33,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 31st day of March, 1998.

De Ann L. Akins
DE ANN L. AKINS

STATE OF OREGON, County of Klamath)ss.
On March 31, 1998, personally appeared DE ANN L. AKINS who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Carole A. Linde
Notary Public for Oregon

My Commission Expires: August 15, 2000.

