

56238

MTC 44344-MG
WARRANTY DEEDVol. M98 Page 11888

JOHN R. WOODS and THERESA C. WOODS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN CURTIS SHELTON,

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:

Lots 11 and 12, Block 1, BEATTY, 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 \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 562, BLY, OR 97622

Dated this 10 day of April, 1998.

John R. Woods
JOHN R. WOODS

Teresa C. Woods
TERESA C. WOODS

STATE OF Oregon

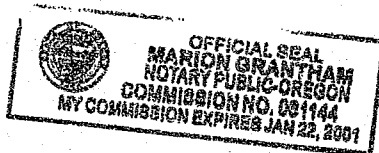
SS. April 10 19 98

COUNTY OF Klamath

Personally appeared the above named JOHN R. WOODS AND

TERESA C. WOODS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me,

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT44344-MG

Return to:

JOHN CURTIS SHELTON
PO BOX 562
BLY, OR 97622

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 10th day of April A.D., 1998
at 3:01 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 11888

Bernetha G. Leisch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.