

56241

MTC 44072-KA  
WARRANTY DEEDVol. M98 Page 11899

DEIRDRE SESSLER,

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

LARRY WAYNE SANDOVAL, JR.,

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:

The south 40 feet of Lots 546 and 547 in Block 127 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 51,500.00.

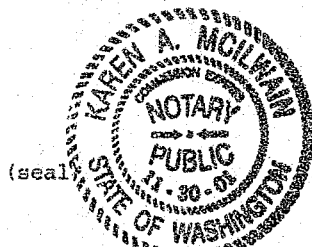
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 835 MITCHELL STREET, KLAMATH FALLS, OR 97601

Dated this 31<sup>st</sup> day of March, 1998

Deirdre Sessler  
DEIRDRE SESSLER

STATE OF Washington ss. March 31 19 98  
COUNTY OF Pierce  
Personally appeared the above named Deirdre Sessler

and acknowledged the foregoing instrument to be her voluntary act.



ESCROW NO. MTC 44072-KA

Return to:

LARRY WAYNE SANDOVAL, JR.  
835 MITCHELL STREET  
KLAMATH FALLS, OR 97601

Before me:

Karen A. McElhain  
Notary Public for State of Washington  
My commission expires 11-30-01

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 11899

Bernetha G. Letsch, County Clerk

By Kathleen Rosa  
Fees. \$30.00 Deputy.