

NR

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APR 13 AM 11:25

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MAARTEN W. FONTYN
4269 FRIENDS AVE
BLOSSOM C. FONTYN K. FALLS
 Grantor's Name and Address

CHERIE M. COMBS - FONTYN
4269 FRIENDS AVE K FALLS
 Grantor's Name and Address

After recording, return to (Name, Address, Zip):
CHERIE M. COMBS FONTYN
4269 FRIENDS AVE
K FALLS OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of April, 1998, at 11:25 o'clock A.M., and recorded in book/reel/volume No. 1198 on page 11963 and/or as fee/file/instrument/microfilm/reception No. 56258, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MAARTEN W. FONTYN and
BLOSSOM C. FONTYN
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CHERIE COMBS
FONTYN

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 5 of Empire Tracts, according to the
official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

TAX Account No: 3809 035cc 00900

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,898.44. ☒ However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ^(The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 27th day of February, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Maarten W. Fontyn
Blossom C. Fontyn

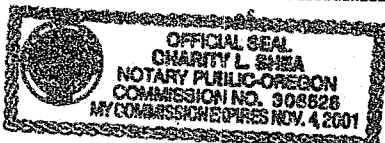
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 10th, 1998, by Maarten & Blossom

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Charity L. Shea
 Notary Public for Oregon
 My commission expires 11-4-01