

56315

MTC 44048-KA
WARRANTY DEEDVol. M98 Page 12092

ROGER OLSON and KARLA P. OLSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KIMBERLEE WAGGENER,
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 West half of Lot 41, CLOVERDALE TRACTS, 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 \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2813 LOGAN STREET, KLAMATH FALLS, OR 97603

Dated this 13 day of APRIL, 1998

Roger Olson
ROGER OLSON

Karla P. Olson
KARLA P. OLSON

STATE OF OREGON

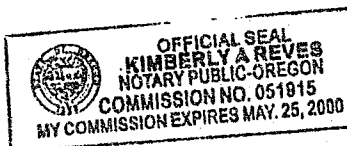
SS. APRIL 13 19 98

COUNTY OF KLAMATH

Personally appeared the above named ROGER OLSON AND KARLA P. OLSON

and acknowledged the foregoing instrument to be their voluntary act.

Before me: -



(seal)

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

ESCROW NO. MT44048-KA

Return to:

KIMBERLEE WAGGENER
2813 LOGAN STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 13th day of April A.D., 1998
at 3:29 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 12092

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fec. \$30.00

Deputy.