

56348

MTC 44283-KA

WARRANTY DEED

Vol. M98 Page 12219

WALDEMAR A. CHECKAN,

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

ROBERT R. AUGUSTSON,

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 N1/2 of the SE1/4 of the NE1/4 and the S1/2 of the NE1/4 of the NE1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, 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 \$ 83,875.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2536 KANE ST., KLAMATH FALLS, OR 97603

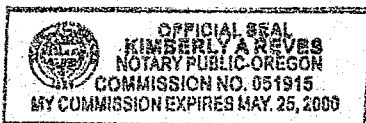
Dated this 13 day of April, 19 98

Waldemar A. Checkan
WALDEMAR A. CHECKAN

STATE OF OREGON SS. April 13 19 98
COUNTY OF KLAMATH

Personally appeared the above named WALDEMAR A. CHECKAN

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

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

ESCROW NO. MT44283-KA

Return to:

ROBERT R. AUGUSTSON
2536 KANE ST.
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 14th day of April A.D., 1998
at 11:34 o'clock A.M. and duly recorded
in Vol. M98 of Deeds Page 12219

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.