

56524

MTC 44102-LW  
WARRANTY DEEDVol. M98 Page 12632

JAMES P. MC GRATH,

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

KURT WENZELBURGER,

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:

Lot 8 in Block 2 of TRACT 1269, FIRST ADDITION TO COUNTRY GREEN,  
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 \$ 75,000.00.

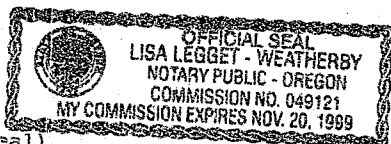
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4607 ALT WAY, KLAMATH FALLS, OR 97603

Dated this 6th day of April, 1998

James P. McGrath  
JAMES P. MC GRATH

STATE OF OregonCOUNTY OF KlamathSS. April 6th 19 98Personally appeared the above named James P. McGrath

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby  
Notary Public of Oregon  
My Commission expires 11/20/99

ESCROW NO. MT44102-LW

Return to:

KURT WENZELBURGER

4607 ALT WAY

KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 16th day of April A.D., 1998  
at 3:29 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 12632

Bernetha G. Letsch, County Clerk

By Kathleen Rosa  
Fec. \$30.00

Deputy.

98 APR 16 P 3:29