

56576

MTC 43836-LW  
WARRANTY DEEDVol. M98 Page 12781

WILLIAM J. EASTER, JR. and JUANITA ELSIE JEAN STARK, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to: GREGORY S. DUNTON and DEBORAH DALLMANN, husband and wife, 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 5 in Block 110 of BUENA VISTA 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 \$ 54,124.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1100 CALIFORNIA AVE., KLAMATH FALLS, OR 97601

Dated this 13<sup>th</sup> day of April, 1998

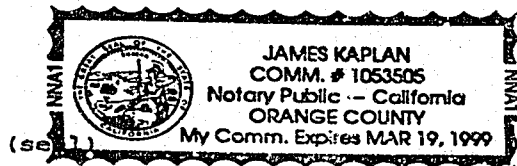
William J. Easter, Jr.  
WILLIAM J. EASTER, JR.

Juanita Elsie Jean Stark  
JUANITA ELSIE JEAN STARK

STATE OF California SS. 4/13 1998  
COUNTY OF Orange

Personally appeared the above named Juanita Elsie Jean Stark

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

James Kaplan  
Notary Public for California  
My commission expires 3/19/99

ESCROW NO. MT43836-LW

Return to:  
GREGORY S. DUNTON  
1100 CALIFORNIA AVE.  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 17th day of April A.D. 1998  
at 11:53 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 12781

Bernetha G. Letsch, County Clerk

Fee, \$30.00

By Kathleen Ross

Deputy.