

56584

MTC 44337-LW

WARRANTY DEED Vol. M98 Page 12810

GALA A. PETERSON FORMERLY KNOWN AS GALA A. STODDARD,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
LARRY W. RAND and ROBERTA JO RAND, 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 1 in Block 3 of Tract No. 1116, SUNSET EAST, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

'98 APR 17 AM 1:54

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 \$ 142,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4308 EL CERRITO WAY, KLAMATH FALLS, OR 97603

Dated this 15th day of April, 1998.

Gala A. Peterson  
GALA A. PETERSON

STATE OF Oregon ss. April 15th 19 98  
COUNTY OF Klamath  
Personally appeared the above named Gala A. Peterson

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT44337-LW

Return to:

LARRY W. RAND  
4308 EL CERRITO WAY  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 17th day of April A.D., 1998  
at 11:54 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 12810

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.