

56635

MTC 44241-MS
WARRANTY DEEDVol. m98 Page 12910

DONALD LEROY IVIE and TONI JEAN IVIE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GLENN E. PARDUE and LYNNE L. PARDUE, as tenants by the entirety,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 86,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 19008 HWY 99 N.E. SPACE 6, HUBBARD, OR 97032

Dated this 14 day of April, 1998

Donald Leroy Ivie
DONALD LEROY IVIE

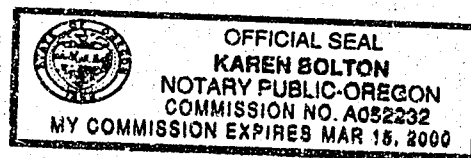
Toni Jean Ivie
TONI JEAN IVIE

STATE OF Oregon SS. April 14 19 98
COUNTY OF Clatsop

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

(seal)



Before me:

Karen Bolton
Notary Public for Oregon
My commission expires 3-18-00

ESCROW NO. MT44241-MS

Return to:

GLENN E. PARDUE
19008 HWY 99 N.E. SPACE 6
HUBBARD, OR 97032

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tracts 20 and 21, HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southwest corner of Tract No. 21, said point being on the East line of Madison Street and the North line of Delaware Avenue; thence North 0 degrees 04' West along the East line of Madison Street, a distance of 163.0 feet to an iron pin; thence South 89 degrees 53' East parallel with the South line of Tracts 20 and 21 a distance of 132.0 feet to an iron pin; thence South 0 degrees 04' East parallel with the East line of Tract 20 a distance of 163.0 feet to an iron pin on the North line of Delaware Avenue; thence North 89 degrees 53' West along said line a distance of 132.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle _____ the _____ day
of April A.D., 19 98 at 3:29 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 12910

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose