



56924

'98 APR 23 P3:31 Vol. M98 Page 13541

## WARRANTY DEED

ATC 303047571  
AFTER RECORDING RETURN TO:  
JOHN BAGWELL

2633 Independence  
K. Falls, Or. 97140

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

BRENDA NEWTON, who acquired title as B.K. BAGWELL, hereinafter  
called GRANTOR(S), convey(s) and warrants to JOHN BAGWELL,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 215, MILLS SECOND ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TL 500

"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 30.390."

IB. and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$87,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

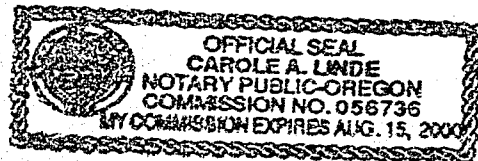
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 23rd day of April, 1998.

Brenda Newton  
BRENDA NEWTON

STATE OF OREGON, County of Klamath)ss.

On April 23, 1998, personally appeared BRENDA NEWTON who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Carole A. Linde  
Notary Public for Oregon  
My Commission Expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day  
of April A.D., 19 98 at 3:31 o'clock P.M., and duly recorded in Vol. M98  
of Deeds on Page 13541.

FEE \$30.00

By Bernetha G. Letsch Bernetha G. Letsch, County Clerk