

56990

MTC 44413-KJ
WARRANTY DEEDVol. 1798 Page 13669

ROBERT J. STRAUSER,

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

DOUGLAS L. PRATT and SANDRA L. PRATT, 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:

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

TOGETHER WITH 1974 FREDM HT MOBILE HOME WHICH IS SITUATE ON THE REAL PROPERTY DESCRIBED HEREIN.

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.

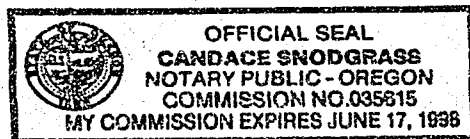
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

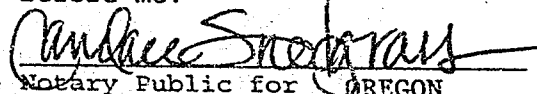
Dated this 22 day of APRIL, 1998


ROBERT J. STRAUSER

STATE OF OREGONSS. APRIL 22 1998COUNTY OF CLACKAMASPersonally appeared the above named ROBERT STRAUSERand acknowledged the foregoing instrument to be HIS voluntary act.

(seal)

Before me:


Notary Public for OREGON
My commission expires 6 17 98

ESCROW NO. MT44413-KJ

Return to:

DOUGLAS L. PRATT

P.O. Box 521

Bly, OR 97622

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EXHIBIT "A"
LEGAL DESCRIPTION

13670

Beginning North 0 degrees 59' East, 760 feet from the South quarter corner of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence continuing North 0 degrees 59' East, 90 feet, more or less, to the South line of the property conveyed in Deed recorded in Klamath County, Deed Records, Volume 122, page 577; thence North 89 degrees 52' West, 114 feet, thence South 0 degrees 59' West, 90 feet; thence South 89 degrees 52' East, 114 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of April A.D., 19 98 at 11:55 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 13669.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross