

57285

MTC 44295-LW

WARRANTY DEED

Vol. m98 Page 14355

STEPHEN KING AND CATHY KING, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST AND GLENN G. JUSTUS AND JOANNA L. JUSTUS, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell, warrant and convey to: RUSSELL L. DAVIS and PATRICIA L. DAVIS, 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:

LOT 8 OF EVERGREEN MEADOWS - TRACT 1302, 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2003 CARLSON DRIVE,

Dated this 28TH day of April, 19 98

Glenn G. Justus
GLENN G. JUSTUS

Joanna L. Justus
JOANNA L. JUSTUS

Stephen King
STEPHEN KING

Cathy King
CATHY KING

STATE OF OREGON

COUNTY OF KLAMATH

SS. APRIL 28th

19 98

Personally appeared the above named JOANNA L. JUSTUS

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Leggett-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT44295-LW

Return to:

RUSSELL L. DAVIS
2003 CARLSON DRIVE

14356

STATE OF OREGON,

County of KLAMATH

ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Noss Law Publishing Co. P.L.
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 29th day of MAY, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named GLENN G. JUSTUS

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that HE executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

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

STATE OF OREGON,

County of KLAMATH

ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Noss Law Publishing Co. P.L.
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 28 day of APRIL, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named CATHY KING & STEPHEN KING

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that THEY executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Marion Grant Ham
Notary Public for Oregon
My commission expires 1/27/01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of America title the 29th day
of April A.D., 19 98 at 3:41 o'clock P M., and duly recorded in Vol. M98,
of Deeds on Page 14356

FEE \$35.00

By Bernetha G. Letsch, County Clerk