

57287

MTC 44396-MS  
WARRANTY DEEDVol. M98 Page 14368

JAMES R. VAN GEEM, SR. ALSO KNOWN AS JAMES R. VAN GEEM,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ELMA L. ALLEN,

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 91, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,  
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 \$ 78,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1101 MERRYMAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 29th day of April, 1998.

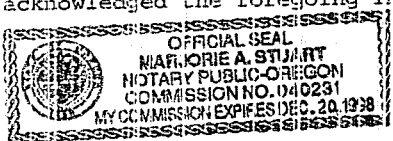
James R. Van Geem, Sr.  
JAMES R. VAN GEEM, SR.

STATE OF Oregon ss. April 29 19 98

COUNTY OF Klamath

Personally appeared the above named James R. Van Geem, Sr.

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Mary Ann Stummt  
Notary Public for Oregon  
My commission expires 12-20-98

(seal)

ESCROW NO. MT44396-MS

Return to:

ELMA L. ALLEN  
1101 MERRYMAN DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 29th day of April A.D., 1998  
at 3:42 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 14368

Bernetha G. Latsch, County Clerk

By Kathleen Rawn Deputy

Fee, \$30.00