

57460

MTC 43715-LW
WARRANTY DEEDVol. M98 Page 14790

GARY R. SHEPPARD,

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

GREGORY D. CABRAL and JULIE A. CABRAL, 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:

THAT PORTION OF THE W1/2 OF THE S81/4 LYING EASTERLY OF THE CHILQUIN
RIDGE ROAD AS NOW LOCATED IN SECTION 35, TOWNSHIP 34 SOUTH, RANGE 7 EAST
OF THE WILLAMETTE MERIDIAN, 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 \$ 72,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 21910 Sprague River Rd. Chilquín, OR 97624

Dated this 29 day of 4, 1998

Gary R. Sheppard
GARY R. SHEPPARD

STATE OF Oregon ss. April 29 19 98
COUNTY OF Klamath
Personally appeared the above named Gary R. Sheppard

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

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

ESCROW NO. MT43715-LW

Return to:

GREGORY D. CABRAL
21910 Sprague River Rd.
Chilquín, OR 97624

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of May A.D., 19 98 at 3:35 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 14790

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Kathleen Rose