

57460

NTC 43715-VN

WARRANTY DEED

VOL M98 Page 14780

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:

P 3.5
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THAT PORTION OF THE W1/3 OF THE SW1/4 LYING EASTWRY OF THE CHILOQUIN 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 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. Chiloquin, OR 97624

Dated this 29 day of April 1998

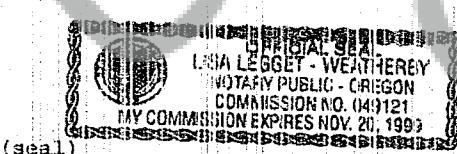
GARY R. SHEPPARD

STATE OF Oregon
COUNTY OF Klamath

ss April 29 1998

Personally appeared the above named

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

NOTARY Public for Oregon
My commission expires 11/20/98

ESCROW NO. MT43715-LW

Return to:

GREGORY D. CABRAL
21910 Sprague River Rd.
Chiloquin, 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 3:30	o'clock
of Deeds			P.M., and duly recorded in Vol. M98

FEE \$30.00

on Page 14790
By Bernice G. Jetsch, County Clerk