

57537

MC 44311-LW Vol M98 Page 14956

WARRANTY DEED

LON D. CASEBEER and JANICE L. CASEBEER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: RAINER KUEHN and CINDY B. KUEHN, 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 23 in Block 15, of Tract No. 1064, FIRST ADDITION TO GATEWOOD 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 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 \$ 103,000.00.

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

Dated this 30th day of April, 1998

Lon D. Casebeer
LON D. CASEBEER

Janice L. Casebeer
JANICE L. CASEBEER

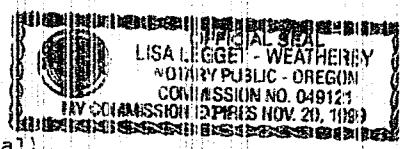
STATE OF Oregon ss. April 30th 19 98

COUNTY OF Klamath

Personally appeared the above named LON D. CASEBEER AND

JANICE L. CASEBEER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT44381-LW

Return to:

RAINER KUEHN
5482 Valleywood Dr.

K.F.O.

97603

Before me:

Rainier Kuehn
Notary Public for Oregon
My commission expires 11/20/99

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 4th day of May A.D. 1998
at 3:29 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 14956

Bernieha G. Litsch, County Clerk

Fee, \$30.00
By Kathy Rose Deputy