

57680

NTC 44644-MS
 WARRANTY DEED Vol. M98 Page 15224

MARK A. VANOVER and REIKO C. VANOVER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BOB'S CUSTOM PENSION FUND, A DEFINED BENEFIT PLAN, 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:

PARCEL 3 OF LAND PARTITION 23-85 SITUATED IN THE SW1/4 NW1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF DENVER AVENUE

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 \$ 39,930.44.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 77328 MOSBY CREEK ROAD, COTTAGE GROVE, OR 97424

Dated this 5th day of May, 19 98

Mark A. Vanover
 MARK A. VANOVER

Reiko C. Vanover
 REIKO C. VANOVER

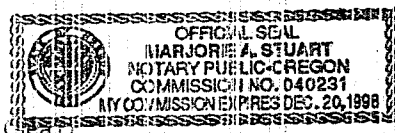
STATE OF Oregon

COUNTY OF Klamath

SS. May 5 19 98

Personally appeared the above named Mark A. Vanover and Reiko C. Vanover

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
 Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT44644-MS

Return to:

BOB'S CUSTOM PENSION FUND
 77328 MOSBY CREEK ROAD
 COTTAGE GROVE, OR 97424

STATE OF OREGON,
 County of Klamath SS.

Filed for record at request of:

Amerititle
 on this 6th day of May A.D., 1998
 at 9:29 o'clock A.M. and duly recorded
 in Vol. M98 of Deeds Page 15224

Remetha G. Letsch, County Clerk

By Kathleen Rose
 Fee \$30.00

Deputy