

57739

MTC 44225-KA

WARRANTY DEED Vol. 1198 Page 15352

SUZANNE GOELLER SMITH and STEVEN A. GOELLER, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JAMES L. DILLON, JR. and DEBRA J. DILLON, 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:

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 \$ 68,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 406 South Riverside Drive, Klamath Falls, OR 97601

Dated this 6 day of May, 1998

Suzanne Goeller Smith
SUZANNE GOELLER SMITH

Steven A. Goeller
STEVEN A. GOELLER

STATE OF OREGON

SS.

May 6 19 98

COUNTY OF KLAMATH

Personally appeared the above named SUZANNE GOELLER SMITH AND

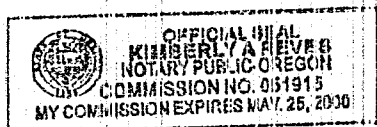
STEVEN A. GOELLER

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

(seal)



ESCROW NO. MT44225-KA

Return to:

JAMES L. DILLON, JR.
406 South Riverside Drive
Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Southeast corner of Lot 12 in Block 4, WEST KLAMATH FALLS, formerly West Linkville, thence in a Westerly direction at a right angle to Main Street, a distance of 120 feet; thence in a Northerly direction a distance of 74 feet; thence in an Easterly direction a distance of 120 feet to Main Street; thence in a Southerly direction along Main Street a distance of 74 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss:

Filed for record at request of _____ Amerititle _____ the 7th day
of May A.D., 19 98 at 9:49 o'clock A. M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 15352.

FEE \$35.00

By Bernetha G. Litsch County Clerk
Kurtzman Kren