

57759

MTC 44457-KA
WARRANTY DEEDVol. 1998 Page 15385
READ AND APPROVED AS TO
FORM AND CONTENT

THOMAS C. HOWSER, TRUSTEE UNDER TRUST DATED DECEMBER 31, 1986,
Grantor(s) hereby grant, bargain, sell, warrant and convey to: BY 904
GARY R. SHEPPARD,
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:

Lots 7 and 8 in Block 9 of TRACT NO. 1023 - KLAMATH COUNTRY, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

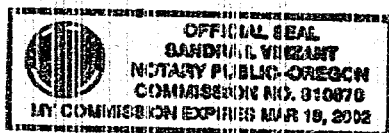
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 1280 CHILOQUIN, OR 97624

Dated this 5 day of May, 1998.



Thomas C. Howser
THOMAS C. HOWSER, TRUSTEE

STATE OF Oregon, County of Josephine ss.

This instrument was acknowledged before me on May 5, 1998

by Thomas C. Howser

as Trustee

of Trustee of The Trust Dated 12/31/86

Sandra R. Vazant
Notary Public of Oregon

My commission expires 3/18/2002

ESCROW NO. MT44457-KA

Return to:

GARY R. SHEPPARD

P.O. Box 1280

CHILOQUIN, OR 97624

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 7th day of May A.D., 1998
at 11:47 o'clock A. M. and duly recorded
in Vol. 1998 of Deeds Page 15385
By Bernetha G. Letsch Deputy
Fee \$30.00