

58145

MTC 43976-LW
WARRANTY DEEDVol. M98 Page 16427

RICHARD SCHERZER and JUDITH SCHERZER, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ALBERT L. PRESTON and PATRICIA H. PRESTON, 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:

Lot 6 in Block 4 of PINE RIDGE ESTATES, UNIT #1, 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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , P.O. BOX 1002 CHILOQUIN, OR 97624

Dated this 12 day of May, 1998

Richard Scherzer
RICHARD SCHERZER

Judith Scherzer
JUDITH SCHERZER

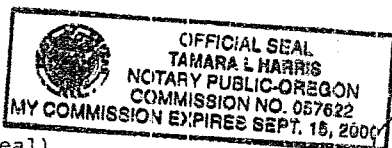
STATE OF Oregon

COUNTY OF Deschutes

SS. 554-92-7979 19 98

Personally appeared the above named individuals

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Tamara L. Harris
Notary Public for Oregon
My commission expires 09-15-2000

ESCROW NO. MT43976-LW

Return to:

ALBERT L. PRESTON
P.O. BOX 1002
CHILOQUIN, OR (7624

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 14th day of May A.D., 1998
at 11:02 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 16427

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.