

58207

MTC 44-553-Vol 1798 Page 16569  
WARRANTY DEED

GLENN R. SMITH & NEAL G. BUCHANAN, EACH AS TO AN UNDIVIDED 1/2 INTEREST,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CAROL A. CARSON,

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 8 in Block 1, SUNNYLAND, 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 \$ 68,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1611 AVALON STREET, KLAMATH FALLS, OR 97601

Dated this 14th day of May, 19 98

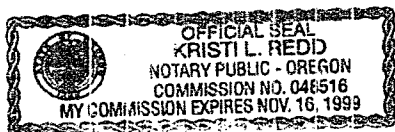
Neal G. Buchanan  
NEAL G. BUCHANAN

Glenn R. Smith  
GLENN R. SMITH

STATE OF OREGON ss. May 14 19 98  
COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_  
NEAL G. BUCHANAN & GLENN R. SMITH

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires 11/16/99

ESCROW NO. MT44553-KR

Return to:  
CAROL A. CARSON  
1611 AVALON STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 15th day  
of May A.D., 19 98 at 9:58 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 16569

FEE \$30.00

By Bernetha G. Letsch, County Clerk