

58242

MTC 44766-KR
WARRANTY DEEDVol. 1198 Page 16640

JIM L. EVINS AND JACKIE E. EVINS, AS TENANTS BY THE ENTIRETY AND MARY LOUISE EVINS, WITH THE RIGHT OF SURVIVORSHIP,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT T. BLAIR and JUDY D. BLAIR, as tenants by the entirety,
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 3 in Block 27, KLAMATH RIVER ACRES THIRD ADDITION, 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 \$ 114,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1737 Washburn Way, Klamath Falls, OR 97603

Dated this 15th day of May, 1998

Jim L. Evins
JIM L. EVINS

Jackie E. Evins
JACKIE E. EVINS

Mary Louise Evins
MARY LOUISE EVINS

STATE OF OREGON

SS. May 15 19 98

COUNTY OF KLAMATH

Personally appeared the above named _____

JIM L. EVINS, JACKIE E. EVINS and MARY LOUISE EVINS

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. MT44766-KR

Return to:

ROBERT T. BLAIR & JUDY D. BLAIR
1737 Washburn Way
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 15th day of May A.D., 1998
at 11:51 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 16640
Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.