

58805

Vol. M98 Page 17941ATC # 02047117 '98 MAY 27 P3:20STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
JENNIFER FAY DELANEY
415 Yahooskin
Chiloquin, Oregon 97624

Aspen Title & Escrow
on this 27th day of May A.D., 1998
at 3:20 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 17941

Bernetha G. Letsch, County Clerk

By Kathleen Rosa

Deputy

Fee, \$30.00

TURNKEY MORTGAGE CO., INC. an Oregon corporation, hereinafter called GRANTOR(S), convey(s) and warrants to JENNIFER FAY DELANEY, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

LOT 24, BLOCK 9, WEST CHILOQUIN ADDITION TO THE CITY OF CHILOQUIN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 12 MAP 3407-34DB TL 8200

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$54,900.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 20th day of May 1998.

TURNKEY MORTGAGE CO., INC.
an Oregon corporation

Richard H. Marlatt
Richard H. Marlatt, President

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 20th day of May, 1998, by Richard H. Marlatt as President of Turnkey Mortgage Co., Inc., an Oregon corporation, on behalf of the corporation.

Before me: [Signature]
Notary Public for Oregon
My commission expires: May 31, 1998

