



58812

'98 MAY 27 P3:21

Vol. 198 Page 17969WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 02047731

AFTER RECORDING RETURN TO:
JUDITH LOUISE LEMON2356 Goodwin
Redwood City, CA 94061

Aspen Title & Escrow

on this 27th day of May A.D., 1998
at 3:21 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 17969

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVEBy Kathleen Rose

Deputy.

WILLIAM LEROY BRADFORD, JR. and MARILYN ANN BRADFORD, husband
and wife, hereinafter called GRANTOR(S), convey(s) and warrants
to JUDITH LOUISE LEMON, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:Lot 5 in Block 5, Tract 1145, NOB HILL, a resubdivision of
portions of Nob Hill, Irvington Heights, Mountain View Addition
and Eldorado Heights, in the County of Klamath, State of Oregon.

Code 1, Map 3809-20DA, Tax Lot 4300

"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
\$132,000.00.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 21st day of May, 1998.William L. Roy Bradford Jr.
WILLIAM LEROY BRADFORD, JR.Marilyn Ann Bradford
MARILYN ANN BRADFORD

STATE OF OREGON, County of Klamath)ss.

On May 27, 1998, personally appeared William Leroy Bradford,
Jr. and Marilyn Ann Bradford who acknowledged the foregoing
instrument to be their voluntary act and deed.Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001