

58843

MTC 44509-LW
WARRANTY DEEDVol. m98 Page 18060

JAMES L. ALSTON and TRACEY E. SHIRLEY, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD J. O'NEIL and YVONNE L. O'NEIL, 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:

5/2
LOT 4 IN BLOCK 13 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
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 \$ 17,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2528 CALIFORNIA AVE., KLAMATH FALLS, OR 97601

Dated this 15 day of May, 1998.

James L. Alston
JAMES L. ALSTON

Tracey E. Shirley
TRACEY E. SHIRLEY

STATE OF Oregon

COUNTY OF Klamath

SS. May 15 19 98

Personally appeared the above named James L. Alston

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

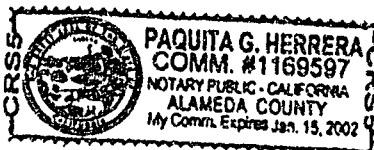
Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT44509-LW

Return to:

RICHARD J. O'NEIL
2528 CALIFORNIA AVE.
KLAMATH FALLS, OR 97601

Please See Attached
Acknowledgement
From Notary Public



SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th DAY OF May 19 98
Paquita G. Herrera
NOTARY PUBLIC

35-

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

18061

No. 5907

State of CALIFORNIA

County of ALAMEDA

On May 18th, 1998 before me, PAQUITA G HERRERA

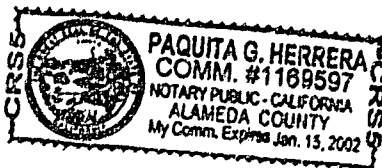
(Notary Public)

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Tracy E. Shirley

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Paquita G. Herrera
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

2 including ack
NUMBER OF PAGES

DATE OF DOCUMENT

James L. Alston

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of May A.D., 19 98 at 11:47 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 18060

FEE \$35.00

By Bernetha G. Letsch, County Clerk