

59042

MTC 44752-MS
WARRANTY DEEDVol. M98 Page 18490

LOREEN M. MAGILL,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
H. ALBERT FLATH and HEIDI A. FLATH, 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:

LOT 2 IN BLOCK 2 OF DODS HOLLOW ESTATES, TRACT 1218, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON. TOGETHER WITH A 1961 MOBIL HOME PLATE #X99166, AND
A 1986 MOBIL HOME PLATE #193685.

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 \$ 132,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 940, Merrill, OR 97633

Dated this 27 day of May, 1998

Loreen M. Magill
LOREEN M. MAGILL

STATE OF Oregon
COUNTY OF Clatsop SS. May 27 1998

Personally appeared the above named Loreen M. Magill

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Gloria Horton
Notary Public for Wells Fargo Bank
My commission expires March 30, 2002

ESCROW NO. MT44752-MS

Return to:
H. ALBERT FLATH
P.O. Box 940
Merrill, OR 97633

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 1st day of June A.D., 1998
at 3:29 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 18490

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fec. \$30.00 Deputy.