

59135

MTC 44620-LW

WARRANTY DEED Vol. 1198 Page 18725

MAX R. PASCUA and ELEANOR J. PASCUA and KENNETH M. PASCUA, with the rights of survivorship,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 RONALD R. THEALL,
 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 17 IN BLOCK 4, TRACT NO. 1065 IRISH BEND, 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 \$ 18,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 94, CRATER LAKE, OR 97604

Dated this 29th day of May, 1998.

Max R. Pascua
 MAX R. PASCUA

Eleanor J. Pascua
 E. J. Pascua
 ELEANOR J. PASCUA

Kenneth M. Pascua
 KENNETH M. PASCUA

STATE OF California

COUNTY OF Orange

SS. June 1 19 98

Personally appeared the above named

Kenneth M. Pascua*

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Cynthia Kraft
 Notary Public for California, County of Orange
 My commission expires 1-29-2002

ESCROW NO. MT44620-LW

Return to:

RONALD R. THEALL

P.O. BOX 94

CRATER LAKE, OR 97604

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

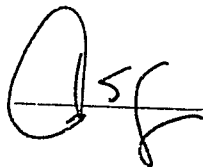
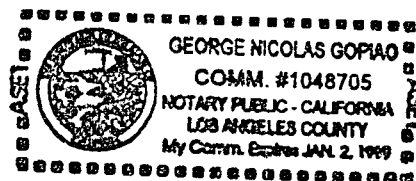
STATE OF CALIFORNIA

COUNTY OF LOS ANGELESOn MAY 29, 1998 before me, GEORGE N. GOPIAO, Notary Public,
personally appeared - MAX R. PASCUA and ELEANOR J. PASCUA -

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/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.

Signature

(Seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
of June A.D., 19 98 at 11:42 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 18725

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa