

59138

MTC 44258-PS
WARRANTY DEEDVol. M98 Page 18735

JAMES B. O'CONNOR and RHONDA G. O'CONNOR, husband and wife and JOHN O'CONNOR, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RONALD J. WOOD and JANICE R. WOOD, 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 7, TRACT 1320 - KLAMATH HILLS, 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 \$ 138,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6148 HAZELBROOK AVE., LAKEWOOD, CA 90712

Dated this 7th day of May, 1998.

James B. O'Connor
JAMES B. O'CONNOR

Rhonda G. O'Connor
RHONDA G. O'CONNOR

John O'Connor
JOHN O'CONNOR

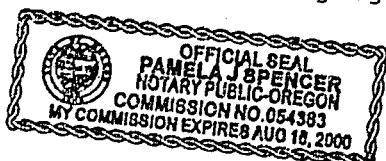
STATE OF Oregon

COUNTY OF Klamath

SS. 5/7 19 98

Personally appeared the above named James B. O'Connor, Rhonda G. O'Connor + John O'Connor

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Pamela J. Spencer
Notary Public for OREGON
My commission expires 8/16/2000

ESCROW NO. MT44258-PS

Return to:

RONALD J. WOOD
6148 HAZELBROOK AVE.
LAKEWOOD, CA 90712

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 3rd day of June A.D., 1998
at 11:42 o'clock A.M. and duly recorded
in Vol. M98 of Deeds Page 18735

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy: