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Vol. M98 Page 18931

## STATUTORY WARRANTY DEED

REGINALD W. POWELL AND B. EARLENE POWELL

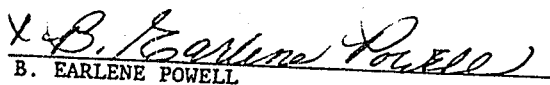
conveys and warrants to GARY C. SELBY AND SHEILA A. SELBY, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,  
LOT 17 IN BLOCK 5 OF TRACT NO. 1078, SECOND ADDITION TO KELENE GARDENS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 72,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 01 day of June 19 98  
REGINALD W. POWELL  
B. EARLENE POWELL

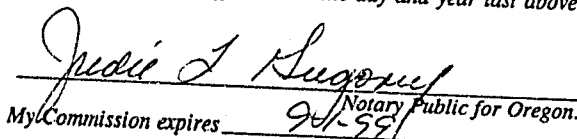
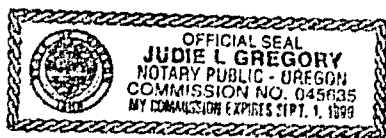
STATE OF OREGON

County of Jackson } ss.

BE IT REMEMBERED, That on this 2 day of June, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named REGINALD W. POWELL AND B. EARLENE POWELL

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

  
My Commission expires 9-1-99 Notary Public for Oregon.Title Order No. K-52355Escrow No. K52355D

After recording return to:

GARY C. SELBY3923 GREGORY DRIVEKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

GARY C. SELBY3923 GREGORY DRIVEKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Title

on this 4th day of June A.D., 1998  
at 11:06 o'clock A.M. and duly recorded  
in Vol. M98 of Deeds Page 18931

Bernetha G. Letsch, County Clerk

By 

Fee,

\$30.00

Deputy.