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JUN -5 P2:18

Vol. M98 Page 19288

STATUTORY WARRANTY DEED

JOHN C POWELL AND SHEILA M POWELL, HUSBAND AND WIFE

conveys and warrants to ANDREW C. RUSTH

Grantor,

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 13, BLOCK 1, TRACT 1091, LYNNWOOD, IN THE CITY OF KLAMATH FALLS, 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 \$ 25,500.00

(Here comply with the requirements of ORS 93.030)

Dated this 01 day of June 19 98

John C Powell
JOHN C POWELL

Sheila M Powell
SHEILA M POWELL

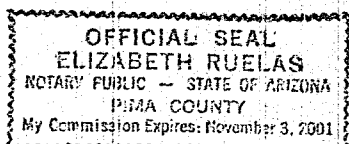
STATE OF OREGON

County of _____ } ss.

BE IT REMEMBERED, That on this 3rd day of June 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
JOHN C POWELL
SHEILA M 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.



Elizabeth Ruelas
Notary Public for Oregon.
My Commission expires Nov 3, 2001

Title Order No. K52491DEncrow No. K52491D

After recording return to:

ANDREW C. RUSTH5122 BRYANT AVENUEKLAMATH FALLS, OR 97603

Name, Address, Zip

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

ANDREW C. RUSTH5122 BRYANT AVENUEKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON
County of Klamath ss.

Filed for record at request of:

First American Title

on this 5th day of June A.D. 1998
at 2:18 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 19288

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00

Deputy.