

59332

Vol. 1798 Page 19296

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

RICHARD D. HART

REBECCA A. HART

1132 Agate St.

Klamath Falls, Or. 97501

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 5th day of June A.D., 1998
at 3:30 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 19296

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy

LOST RIVER LAND AND CATTLE INC., AN OREGON CORPORATION,
hereinafter called GRANTOR(S), convey(s) and warrants to
RICHARD D. HART and REBECCA A. HART husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lots 21B AND 22B LAKESHORE GARDENS, in the County of Klamath,
and State of Oregon.

Code 190 Map 3808-2508 TL 1100

Code 190 Map 3808-2508 TL 1200

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage, Deed of Trust recorded
September 12, 1996 in Book M-96 at Page 28672, Klamath County
Records,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$70,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of May 1998.

LOST RIVER LAND AND CATTLE INC.
AN OREGON CORPORATION

Gary Hart
GARY HART, PRESIDENT

STATE OF OREGON)

County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 26th
day of MAY, 1998, by GARY HART as PRESIDENT, of Lost River Land
And Cattle Inc., a Oregon corporation, on behalf of the
corporation.

Before me: Pam Barnett
Notary Public for Oregon

My commission expires: Aug 24, 2001

