

59570

MTC 44664-KJ

WARRANTY DEED Vol. 1998 Page 19845

CAROLYN F. MELTON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CHARLES D. MARSHALL and ANDREA MARSHALL, 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 4 in Block 1 of Tract 1228, LOCKFORD, 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 \$ 102,000.00.

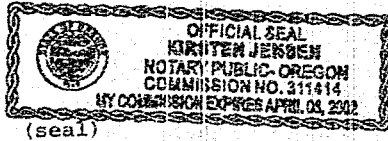
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5450 LOCKFORD DRIVE, KLAMATH FALLS, OR 97603

Dated this 9 day of June, 1998

Carolyn F. Melton
CAROLYN F. MELTON

STATE OF Oregon SS. June 9 1998
COUNTY OF Klamath
Personally appeared the above named Carolyn F. Melton

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kirsten Jensen
Notary Public for Oregon
My commission expires 4/3/02

ESCROW NO. MT44664-KJ

Return to:

CHARLES D. MARSHALL
5450 LOCKFORD DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 10th day of June A.D., 1998
at 3:42 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 19845

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy.
Fee \$30.00

98 JUN 10 P3:42

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