

59713

98 JUN 12 P3:38

MTC 44821-PS
WARRANTY DEED

Vol 198 Page 20180

ESTHER GLESS,

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

STEVEN V. BELDEN,

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 27, Block 1, TRACT 1083, CEDAR TRAILS, 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 \$ 127,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 505 EWAUNA, KLAMATH FALLS, OR 97603

Dated this 10 day of June, 1998


ESTHER GLESS

STATE OF CALIFORNIA

COUNTY OF

Riverside

SS.

June 10

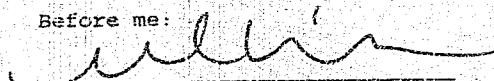
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Personally appeared the above named

ESTHER GLESS

and acknowledged the foregoing instrument to be her voluntary act.

Before me:



Notary Public for CALIFORNIA

My commission expires Feb. 21, 2002

(seal)

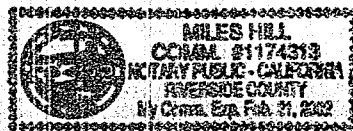
ESCROW NO. MT44821-PS

Return to:

STEVEN V. BELDEN

505 EWAUNA

KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AMERITITLE the 12TH day
of JUNE A.D., 19 98 at 3:38 o'clock P. M., and duly recorded in Vol. M98
of DEEDS on Page 20180

FEE \$30.00

Bernetha G. Letch, County Clerk
By 