

59715

MTC 44725-MG Vol. M98 Page 20186
WARRANTY DEED

EARL F. EYRE and BARBARA LEE EYRE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES ROBERT GERHARDT and LISA MARIE GERHARDT, as tenants by the entirety,
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 15 in Block 35 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1023 ELDORADO AVENUE, KLAMATH FALLS, OR 97601

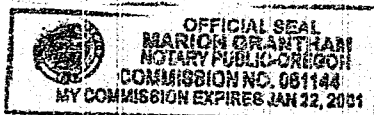
Dated this 10 day of June, 1998.

Earl F. Eyre
EARL F. EYRE

Barbara Lee Eyre
BARBARA LEE EYRE

STATE OF Oregon ss. June 10 19 98
COUNTY OF Klamath
Personally appeared the above named EARL F. EYRE AND
BARBARA LEE EYRE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me, Marion Grant Ham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT44725-MG

Return to:
JAMES ROBERT GERHARDT
1023 ELDORADO AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AMERITITLE
on this 12TH day of JUNE A.D., 1998
at 3:38 o'clock P M. and duly recorded
in Vol. M98 of DEEDS Page 20186

Bernetha G. Letsch, County Clerk

By Caroline M. Neill
Fee, \$30.00 Deputy.