

53742

96 JUN 12 P347

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Vol. M98 Page 20255

AFTER RECORDING RETURN TO:
NOLAN SOUTH
WILMA SOUTH

3320 Duane St,

Klamath Falls, OR 97601

ATC # 05047754

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

PATRICIA J. GOULD, hereinafter called GRANTOR(S), convey(s) and warrants to DORA CASEY AND NOLAN SOUTH, WILMA SOUTH, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 2, Block 10, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-19D8 TL 4800

"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,

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

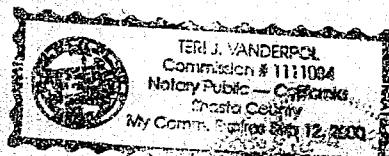
The true and actual consideration for this transfer is \$10
CLEAR TITLE.

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 31st day of May, 1998.

Patricia J. Gould
PATRICIA J. GOULD

STATE OF CALIFORNIA)
COUNTY OF Shasta) ss.



On June 11, 1998

Teri J. Vanderpol, Notary Public, personally appeared
Patricia J. Gould

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he (and) they executed the same in (his) (her) (their) authorized capacity(ies), and that by (his) (her) (their) signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Teri J. Vanderpol
My commission expires: 9-12-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day
of June A.D., 19 98 at 3:47 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 20255

Bernetha G. Letsch, County Clerk

By Caroline M. Mullenbore

FEE \$35.00

