

59789



WARRANTY DEED

Vol M98 Page 20351

AFTER RECORDING RETURN TO:
ALICE L. RIGGS
4304 WIARD STREET
KLAMATH FALLS, OREGON 97603

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

TIMOTHY J. BARTLETT and BRENDA M. BARTLETT husband and wife ,
hereinafter called GRANTOR(S), convey(s) and warrants to ALICE
L. RIGGS hereinafter called GRANTEE(S), all that real property
situated in the County pf KLAMATH, State of Oregon, described
as:

LOT 18, BLOCK 2, TRACT NO. 1044, WEMBLY PARK, IN THE COUNTY OF
KLAMATH, STATE OF OREGON.

CODE 41 MAP 3909-1100 TL 3500

"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
\$104,000.00.

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 15th day of June 1998.

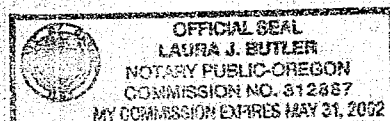
TIMOTHY J. BARTLETT

BRENDA M. BARTLETT

STATE OF OREGON, County of Klamath)ss.

On June 15th, 1998, personally appeared Timothy J. Bartlett
and Brenda M. Bartlett who acknowledged the foregoing
instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 5/31/2002



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
of June A.D., 19 98 at 11:43 o'clock A. M., and duly recorded in Vol. M98
of _____ Deeds on Page 20351

FEE \$30.00

By Bernetha G. Letsch, County Clerk

47802

JUN 15 AM 11:43