

53810

MTC 44455-MS Vol. M98 Page 20401
WARRANTY DEED

DAVID S. SETTLE and SHERRIE L. SETTLE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SHAWN R. BLAIR,
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:

TRACT 18, LANDIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH
THAT PORTION OF VACATED CREST STREET THAT ATTACHES THERETO BY ORDER
RECORDED MAY 23, 1995 IN VOLUME M96, PAGE 15038, FILM RECORDS 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 \$ 73,300.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3806 CLINTON AVENUE, KLAMATH FALLS, OR 97603

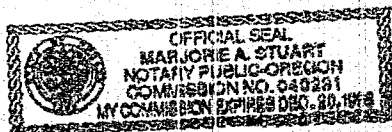
Dated this 12th day of June, 19 98

David S. Settle
DAVID S. SETTLE

Sherrie L. Settle
SHERRIE L. SETTLE

STATE OF Oregon
COUNTY OF Klamath SS. June 12 19 98
Personally appeared the above named David S. Settle and Sherrie L.
Settle

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT44455-MS

Return to:
SHAWN R. BLAIR
3806 CLINTON AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 15th day of June A.D., 1998
at 3:24 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 20401
Bernetha G. Leisch, County Clerk
By Bernetha G. Leisch
Fee, \$30.00 Deputy