

59931

MTC 44623-KJ Vol. M98 Page 20624  
WARRANTY DEED

PATSY F. BAILEY and FRANCES V. MACY, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JODY K. CHOATE, an unmarried woman, 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:

Lots 31 and 32 in Block 11 of ST. FRANCIS PARK, 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 \$ 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2541 GETTLE ST., KLAMATH FALLS, OR 97603

Dated this 15 day of June, 1998

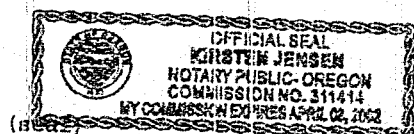
Patsy F. Bailey  
PATSY F. BAILEY

Frances V. Macy  
FRANCES V. MACY

STATE OF Oregon SS. June 15 19 98  
COUNTY OF Klamath

Personally appeared the above named Patsy F. Bailey  
and Frances V. Macy

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristin Jensen  
Notary Public for Oregon  
My commission expires 4/2/02

ESCROW NO. MT44623-KJ

Return to:  
JODY K. CHOATE  
2541 GETTLE ST.  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Amerititle

on this 16th day of June A.D., 1998  
at 11:45 o'clock A.M. and duly recorded  
in Vol. M98 of Deeds Page 20624

Bernetha G. Letsch, County Clerk

Fee, \$30.00

By Kristin Jensen

Deputy.