

60074

MTC 44572-KR-1298 Page 20873
WARRANTY DEED

PAUL M. GOEBEL and PHYLLIS A. GOEBEL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DANA L. GARRETT and SUZAN E. GARRETT, 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 10, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 \$ 98,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 15466 GREEN WING LOOP, KENO, OR 97627

Dated this 17th day of June, 1998.

Paul M. Goebel
PAUL M. GOEBEL

Phyllis A. Goebel
PHYLLIS A. GOEBEL

STATE OF ~~OREGON~~ OREGON

COUNTY OF Klamath SS. June 17 19 98

Personally appeared the above named

PAUL M. GOEBEL & PHYLLIS A. GOEBEL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for State of Oregon
My commission expires 11/18/99

ESCROW NO. MT44572-KR

Return to:

DANA L. GARRETT
15466 GREEN WING LOOP
KENO, OR 97627

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 17th day of June A.D., 1998
at 3:31 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 20873

Bernetha G. Letsch, County Clerk

By Kathleen Kross
Fee, \$30.00 Deputy.

98 JUN 17 P3:31