

60134

98 JUN 18 P2:16

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Mae Kuhn

Robert Lynn Selby

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5418 Avalon
Klamath Falls, Oregon 97601

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Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDERS USE

Fee: \$30.00
4.25 c.c.

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of June, 1998, at 2:16 o'clock P.M., and recorded in book/reel/volume No. M98 on page 20995 and/or as fee/file/instrument/microfilm/reception No. 60134, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Mae Kuhn

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Robert Lynn Selby

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Beginning at a point on the East line of Lot 12 of ALTAMONT SMALL FARMS, 10 feet South of the Northeast corner of said Lot; thence South along said East line a distance of 100 feet to a point; thence West at right angles to said East line a distance of 100 feet to a point; thence North and parallel with said East line a distance of 100 feet to a point; thence East and parallel with the North line of said Lot a distance of one hundred feet to the pint of beginning.

RESERVING UNTO THE GRANTOR A LIFE ESTATE IN AND TO THE HEREIN DESCRIBED PROPERTY.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those apparent upon the land

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Love & Affection. However, the actual consideration consists of other property or value given or promised which is the whole or part of the (indicate what consideration or value is given or promised which is the whole or part of the consideration) (Indicate what consideration or value is given or promised which is the whole or part of the consideration)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 18th day of June, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

x Mae Kuhn

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 18, 1998,

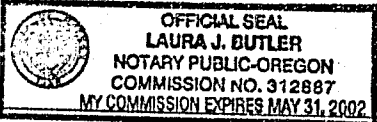
by Mae Kuhn

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Notary Public for Oregon
My commission expires 5/31/2002