

60496

MTC 44796-Vol. M98 Page 21580  
WARRANTY DEED

MARK R. GODBEY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DOUGLAS J. WAYNE and SHERRI ANNE WAYNE, husband and wife,

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:

The S1/2 of Lot 13 in Block 1 of SECOND ADDITION TO ALTAMONT ACRES,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

JUN 22 AM 11:44

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 \$ 50,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3928 CREST ST., KLAMATH FALLS, OR 97603

Dated this 3rd day of JUNE, 19 98.

Mark R. Godbey  
MARK R. GODBEY

STATE OF OREGON

SS. JUNE 3

19 98

COUNTY OF KLAMATH

Personally appeared the above named MARK R. GODBEY

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherby  
Notary Public - Oregon  
My commission expires 11/20/99

ESCROW NO. MT44796-LW

Return to:

DOUGLAS J. WAYNE

3928 CREST ST.

KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day  
of June A.D., 19 98 at 11:44 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 21580

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross