

98 JUN 29 A9:50

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WARRANTY DEED

Vol. M98 Page 22627

CHARLES D. HOBBS and JUDITH F. HOBBS, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICK G. WILKINS and KATHARINE M. WILKINS, 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:

Lot 75, RUNNING Y RESORT, PHASE I, according to the official plat thereof
on file in the office of the County Clerk of Klamath Falls, OR 97601

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 \$ 74,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1072 PEACHWOOD COURT, MEDFORD, OR 97501

Dated this 2ND day of JUNE, 19 98

Charles D. Hobbs
CHARLES D. HOBBS

Judith F. Hobbs
JUDITH F. HOBBS

STATE OF OREGON

ss. JUNE 2 19 98

COUNTY OF KLAMATH

Personally appeared the above named CHARLES D. HOBBS AND JUDITH F. HOBBS

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherly
Notary Public for OREGON

My commission expires 11/20/99

ESCROW NO. MT44841-LW

Return to:

RICK G. WILKINS
1072 PEACHWOOD COURT
MEDFORD, OR 97501

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AMERITITLE
on this 29TH day of JUNE A.D. 19 98
at 9:50 o'clock A M. and duly recorded
in Vol. M98 of DEEDS Page 22627
BERNETHA G. LETSCH County Clerk
By Kathleen R. Rasmussen

Deputy.

Fee, \$30.00