

WARRANTY DEED

JODY R. VAN METER and ELIZABETH E. VAN METER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: PATRICIA S. HANKS, 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 EASTERLY OR NORTHEASTERLY 50 FEET OF LOTS 12 AND 13, BLOCK 36, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1918 MANZANITA STREET, KLAMATH FALLS, OR 97601

Dated this 29th day of June, 19 98

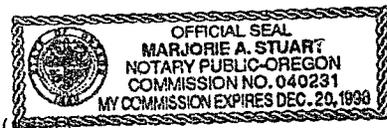
Jody R. Van Meter
JODY R. VAN METER

Elizabeth E. Van Meter
ELIZABETH E. VAN METER

STATE OF Oregon
COUNTY OF Klamath
June 29 19 98

Personally appeared the above named Jody R. Van Meter and Elizabeth E. Van Meter

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT45148-MS

Return to:
PATRICIA S. HANKS
1918 MANZANITA STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 30th day of June A.D., 19 98 at 10:19 o'clock A.M., and duly recorded in Vol. M98 of Deeds on Page 23026

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Kaddun Ross

98 JUN 30 AM 10:19