

61209
MTC 44867 -KR

WARRANTY DEED

Vol. 1798 Page 23081

GERALD LLOYD DAMRON and JAMES ANTHONY DAMRON, JR.,

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

MICHAEL C. HORTON,

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 13 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, and ALSO a tract of land adjoining said lot on the East, which commences at the Southeast corner of said Lot 13; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning and being situated in Section 29, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of 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 \$ 39,100.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1449 WILFORD STREET, KLAMATH FALLS, OR 97601

Dated this 25th day of June 1998.

Gerald Lloyd Damron by James Anthony Damron Jr.
his Atty-in-fact
GERALD LLOYD DAMRON

James Anthony Damron Jr.
JAMES ANTHONY DAMRON, JR.

STATE OF Oregon
COUNTY OF Klamath SS. June 25 19 98

Personally appeared the above named JAMES ANTHONY DAMRON, JR. for himself
and JAMES A. DAMRON JR. AS attorney-in-fact for GERALD LLOYD DAMRON KR

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

ESCROW NO. MT44867-KR

Return to:

MICHAEL C. HORTON
1449 WILFORD STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

AmeriTitle

on this 30th day of June A.D., 1998
at 11:35 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 23081

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.