

61282

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AM + 45080KR

WARRANTY DEED

MELBA J. BAUNACH WHO TOOK TITLE AS MELBA J. MC DONALD,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GARY S. HAM and CHARLENE A. HAM, as tenants by the entirety,
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:

PARCEL 1: Lots 6, 7, 8 and 9, Block 18, SECOND ADDITION TO KLAMATH
FALLS, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon. PARCEL 2: Lot 5 in Block
18, SECOND ADDITION TO KLAMATH FALLS, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

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 \$ 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2430 Pierce Avenue, Klamath Falls, OR 97601

Dated this 26th day of June, 19 98

x Melba J. Baunach
MELBA J. BAUNACH

STATE OF OREGON SS. June 26 19 98
COUNTY OF KLAMATH

Personally appeared the above named MELBA J. BAUNACH

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

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

ESCROW NO. MT45080-KR

STATE OF OREGON, ss.
County of Klamath

Return to:

GARY S. HAM
2430 PIERCE AVENUE
KLAMATH FALLS, OR 97601

Filed for record at request of:

Amerititle
on this 1st day of July A.D., 1998
at 11:04 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 23204
Bernetha G. Letsch, County Clerk
By Kathleen Rose
Fee, \$30.00 Deputy.