

61318

MT 45118 MG

WARRANTY DEED

Vol. M98 Page 23287

GLEN L. TERRIERE AND EMMA A. TERRIERE AS TRUSTEES OF THE GLEN L. AND EMMA A. TERRIERE LIVING TRUST,

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

WILLIAM P. O'CONNOR,

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 608 in Block 103 of MILLS 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 \$ 37,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2025 Darrow Avenue Klamath Falls OR 97601

Dated this 1 day of July, 1998

GLEN L AND EMMA A TERRIERE LIVING TRUST

BY: Glen L. Terriere TRUSTEE
GLEN L. TERRIERE

BY: Emma A. Terriere TRUSTEE
EMMA A. TERRIERE

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on July 1, 19 98

by GLEN L. TERRIERE AND EMMA A. TERRIERE

as TRUSTEES

of THE GLEN L. AND EMMA A. TERRIERE LIVING TRUST

Marion Grantham
Notary Public of Oregon

My commission expires 1/22/01



ESCROW NO. MT45118-MG

Return to:

WILLIAM P. O'CONNOR
2025 Darrow Avenue
Klamath Falls OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 1st day of July A.D., 1998
at 1:06 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 23287

Bernetha G. Letsch, County Clerk

By Kathleen Rossi
Fee, \$30.00 Deputy.

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