

61516

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WARRANTY DEED

MTC 45241-MG

CARROLL JOE SCRONCE, BETTY L. SCRONCE and KENNETH D. SCRONCE, with the rights of survivorship,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KYLE PERRY PETRIK,
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 8 in Block 11 of ORIGINAL TOWN OF MERRILL, 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 \$ 24,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 329, MERRILL, OR 97633

Dated this 6 day of July, 1998.

Carroll Joe Scronce
CARROLL JOE SCRONCE

Betty L. Scronce
BETTY L. SCRONCE

Kenneth D. Scronce
KENNETH D. SCRONCE

STATE OF Oregon SS. July 6 19 98
COUNTY OF Klamath

Personally appeared the above named CARROLL JOE SCRONCE, BETTY L. SCRONCE AND KENNETH D. SCRONCE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT45241-MG

Return to:
KYLE PERRY PETRIK
PO BOX 329
MERRILL, OR 97633

STATE OF OREGON,
County of Klamath SS.
Filed for record at request of:

AMERITITLE
on this 6TH day of JULY A.D., 1998
at 3:34 o'clock P M. and duly recorded
in Vol. M98 of DEEDS Page 23753

Bernetha G. Letsch, County Clerk

By Kathleen Rosa
Fee, \$30.00

Deputy.