

61524

WARRANTY DEED Vol. M98 Page 23781  
MTC 44945-MS

BETTY J. HENDERSON,

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

AMBER L. APPELGATE,

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 633 IN BLOCK 128 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 \$ 54,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1555 UPPER APPELGATE ROAD, JACKSONVILLE, OR 97530

Dated this 30th day of June, 1998Betty J. Henderson  
BETTY J. HENDERSONSTATE OF OregonSS. June 30 19 98COUNTY OF KlamathPersonally appeared the above named Betty J Hendersonand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Maynard Stuart

Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT44945-MS

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Return to:

AMBER L. APPELGATE  
1555 UPPER APPELGATE ROAD  
JACKSONVILLE, OR 97530

AMERITITLE

on this 6TH day of JULY A.D. 1998  
at 3:35 o'clock P M. and duly recorded  
in Vol. M98 of DEEDS Page 23781

Bernetha G. Letsch, County Clerk

By Kathleen Pross

Fee, \$30.00

Deputy.