

61973

MTC 45159-MS Vol. m98 Page 24621
WARRANTY DEED

TAMMY LYNN WARD and TARA ANGELA PITTMAN, with rights of survivorship Grantor(s) hereby grant, bargain, sell, warrant and convey to: BRANT KIRK and AMANDA L. KIRK, husband and wife, 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 10 IN BLOCK 28 OF FIRST 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 \$ 32,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 339 Grant Street, KLAMATH FALLS, OR 97601

Dated this 9th day of July, 1998

Tammy Lynn Ward
TAMMY LYNN WARD

Tara Angela Pittman
TARA ANGELA PITTMAN

STATE OF Oregon

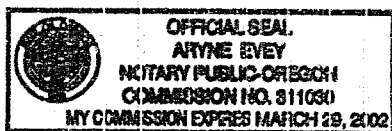
COUNTY OF Benton

SS. _____

1998

Personally appeared the above named Tammy Lynn Ward
and Tara Angela Pittman

and acknowledged the foregoing instrument to be _____ voluntary act.



Before me:

Arayne Evey
Notary Public for Oregon
My commission expires March 23, 2002

(seal)

ESCROW NO. MT45159-MS

Return to:

BRANT KIRK

339 Grant Street
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day of July A.D., 19 98 at 11:43 o'clock A M., and duly recorded in Vol. M98 of Deeds on Page 24621.

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Bernetha G. Letsch