

62006

MTC 45145-MS Vol. 98 Page 24710
WARRANTY DEED

RICHARD T. MAHON,

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

DANA K. BAETH and MICHELLE L. BAETH, 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 4 IN BLOCK 8, THE TERRACES, 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 \$ 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 517 LAGUNA STREET, KLAMATH FALLS, OR 97601

Dated this 10th day of July, 1998.


RICHARD T. MAHON

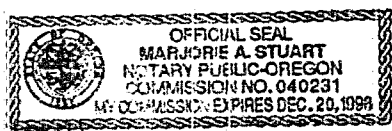
STATE OF Oregon

SS. July 10 19 98

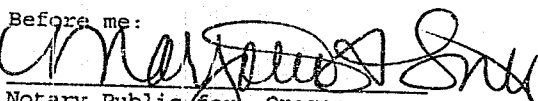
COUNTY OF Klamath

Personally appeared the above named Richard t. Mahon

and acknowledged the foregoing instrument to be his voluntary act.



Before me:


Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT45145-MS

Return to:

DANA K. BAETH

517 LAGUNA 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 3:31 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 24710.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By 