

62012

MTC 45092-KR  
WARRANTY DEEDVol. m98 Page 24728

LANCE ROGER YOUNG,

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

MARGARET P. HUGHES,

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:

The Westerly 61.4 feet of Lot 7, Block 92, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, being 61.4 feet along Upham Street and the Easterly line of this parcel of land being parallel to the Easterly line of said Lot 7, in the County of Klamath, State of 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 \$ 39,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 405 UPHAM STREET, KLAMATH FALLS, OR 97601

Dated this 8th day of July, 1998.

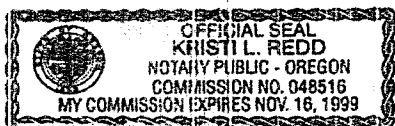
Lance Roger Young  
LANCE ROGER YOUNG

STATE OF OREGON SS. July 8 19 98  
COUNTY OF KLAMATH

Personally appeared the above named

LANCE ROGER YOUNG

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires 11/16/99

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ESCROW NO. MT45092-KR

Return to:

MARGARET P. HUGHES  
405 UPHAM STREET  
KLAMATH FALLS, OR 97601

Amerititle  
on this 10th day of July A.D., 1998  
at 3:33 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 24728

Bernetha G. Letsch, County Clerk

By Russell M. Mulendore  
Fee, \$30.00 Deputy.