

62343

MTC 44973-MS Vol. M98 Page 25288
WARRANTY DEED

LARRY A. POWERS and GRACE E. POWERS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL A. HURTADO and MOLLY B. HURTADO, 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 3 IN BLOCK 3 OF TRACT 1126, FIRST ADDITION TO FERNDALE, 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 \$ 116,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2251 EBERLEIN, KLAMATH FALLS, OR 97601

Dated this 10th day of July 1998

Larry A. Powers
LARRY A. POWERS

Grace E. Powers
GRACE E. POWERS

STATE OF Colorado SS. 19 98

COUNTY OF Douglas

Personally appeared the above named Larry A. and Grace E. Powers

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Debra Sheehy
Notary Public for Colorado
My commission expires July 11 2001

ESCROW NO. MT44973-MS

Return to:

MICHAEL A. HURTADO
2251 EBERLEIN
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 14th day of July A.D., 1998
at 3:33 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 25288

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.