

62345

MTC 45139-MS
WARRANTY DEED

WARREN H. PICKENS, AS TO PARCEL 1; AND JOHN D. ARNOLD, JR. AND WARREN H. PICKENS, WHO ACQUIRED TITLE AS WARREN HOWARD PICKENS AND ANITA LOUISE PICKENS, ALL AS TENANTS IN COMMON, AS TO PARCEL 2,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DANNY R. ALLEN and CYNTHIA L. ALLEN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 12,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6064 BRANT AVENUE, BONANZA, OR 97523

Dated this 7th day of July, 1998

State of MO
County of Benton

Personally Appeared before me
Warren H Pickens and Anita Louise
Pickens

Warren H. Pickens
WARREN H. PICKENS

Anita Louise Pickens
ANITA LOUISE PICKENS

Before Me:

Jennifer Lynn Honea
July 7, 1998

JENNIFER LYNN HONEA
NOTARY PUBLIC, STATE OF MISSOURI
COUNTY OF BENTON
MY COMMISSION EXPIRES AUG. 13, 1999
STATE OF Missouri

John D. Arnold, Jr.
JOHN D. ARNOLD, JR.

COUNTY OF Sevier ss. Sevier 19

Personally appeared the above named John D. Arnold, Jr.

and acknowledged the foregoing instrument to be voluntary act.

Before me:

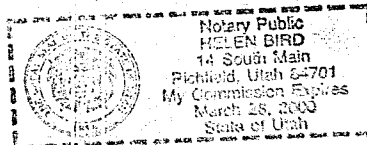
Helen Bird
Notary Public for 7/3/98
My commission expires 3/28/2000

(seal)

ESCROW NO. MT45139-MS

Return to:

DANNY R. ALLEN
6064 BRANT AVENUE
BONANZA, OR 97623



98 JUL 14 P3:33

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 32 and 33 in Block 42 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 34 in Block 42 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day
of July A.D., 19 98 at 3:33 o'clock PM., and duly recorded in Vol. M98
of Deeds on Page 25296.

By Bernetha G. Letsch, County Clerk
Kathleen Rosen

FEE \$35.00