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'98 JUL 20 AM 1:44

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ATC 01047970

ATC #01047970

AFTER RECORDING RETURN TO:

Mr. Jerry L. Wallace, Jr.

2745 NW John Olson #E53Hillsboro OR 97129

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

ATC 0104

Filed for record at request of:

Aspen Title & Escrow

on this 20th day of July A.D., 1998
at 11:44 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 26338

Bernetha G. Letsch, County Clerk

By Kathleen Rosen
Fee, \$30.00

Deputy.

OPAL V. KAZARIAN, hereinafter called GRANTOR(S), convey(s) and
warrants to JERRY L. WALLACE, JR., hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

The Southerly 75 feet of Lot 373, Block 122, MILLS ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3809-33AD TL 9100

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$32,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 20th day of July, 1998.

Opal V. Kazarian
OPAL V. KAZARIAN

STATE OF OREGON, County of Klamath)ss.

On July 13th 1998, personally appeared OPAL V. KAZARIAN who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Pam Barnett
Notary Public for Oregon
My Commission Expires: August 24, 2001

