



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ATC 01048017

ATC 010480

ASPEN TITLE ESCROW NO. 01048017
AFTER RECORDING RETURN TO:

Filed for record at request of:

CHRIS D. ACKERMAN
NAOMI ANNE ACKERMAN
2337 GARDEN AVE.
KLAMATH FALLS, OR 97601

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 26339

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross

Fee, \$30.00

Deputy.

JERRY L. WALLACE JR., hereinafter called GRANTOR(S), convey(s)
to CHRIS D. ACKERMAN AND NAOMI ANNE ACKERMAN, husband and wife,
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,

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
\$49,000.00.

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 10th day of July, 1998.

JERRY L. WALLACE, JR.

STATE OF OREGON, County of Klamath)ss.

On this 10TH day of July, 1998,

Personally appeared the above named JERRY L. WALLACE JR. and
acknowledged the foregoing instrument to be HIS voluntary act
and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 4/10/2000

