

63211

MTC 45056-MS  
WARRANTY DEEDVol. 098 Page 26890

MARK A. NORTHUP,

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

ROGER P. ENELL and TRINKA ENELL, as tenants by the entirety,

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:

LOTS 24 AND 25 IN BLOCK 6 OF ST. FRANCIS PARK, 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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 597, BLY, OR 97622

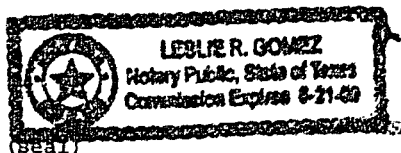
Dated this 20<sup>th</sup> day of July, 19 98

Mark A. Northup  
MARK A. NORTHUP

STATE OF Texas SS. 19 98  
COUNTY OF Harris

Personally appeared the above named Mark A. Northup

and acknowledged the foregoing instrument to be his voluntary act.



Before me,  
Leslie R. Gomez  
Notary Public for Texas  
My commission expires 8-21-00

ESCROW NO. MT45056-MS

Return to:

ROGER P. ENELL  
PO BOX 597  
BLY, OR 97622

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day  
of July A.D., 19 98 at 11:21 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 26890

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Brasel