

63296

WARRANTY DEED

Vol. M98 Page 27067

AMT 45246 KJ

WILLIAM J. EDWARDS and LINDA K. EDWARDS, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
STEPHEN L. WILLIAMS and MARGARET A. WILLIAMS, 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:

Lots 11 and 12 in Block 13 of DIXON ADDITION TO THE CITY OF KLAMATH
FALLS, 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 \$ 73,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 143 LAGUNA STREET, KLAMATH FALLS, OR 97601

Dated this 23 day of July, 1998

William J. Edwards
WILLIAM J. EDWARDS

Linda K. Edwards
LINDA K. EDWARDS

STATE OF Oregon ss. July 23 1998
COUNTY OF Klamath

Personally appeared the above named William J. Edwards
and Linda K. Edwards

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kirsten Jensen
Notary Public for Oregon
My commission expires 4/8/02

ESCROW NO. MT45246-KJ

Return to:

STEPHEN L. WILLIAMS
143 LAGUNA STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 23rd day of July A.D., 1998
at 3:49 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 27067

Bernetha G. Letsch, County Clerk

By Kathleen Brax
Fee, \$30.00 Deputy.