

JOHN L. INESS AND VICTORIA L. INESS, ALSO KNOWN AS JOHN INESS AND VICTORIA INESS, AS TENANTS BY THE ENTIRETY,

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

CLINTON D. GARDNER and EADIE L. GARDNER, 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 4 OF TRACT 1039 - YONNA WOODS UNIT 2, 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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11330 WILDHORSE DRIVE, BONANZA, OR 97623

Dated this 24th day of July, 1998

John L. Iness
JOHN L. INESS

Victoria L. Iness
VICTORIA L. INESS

STATE OF Oregon

SS. July 24 1998

COUNTY OF Klamath

Personally appeared the above named John L. Iness and Victoria L. Iness

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Maynard J. Iness
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT45412-MS

Return to:

CLINTON D. GARDNER
11330 WILDHORSE DRIVE
BONANZA, OR 97623

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 24th day of July A.D., 1998
at 11:26 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 27142

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fec, \$30.00 Deputy.