

63981

'98 AUG -5 P3 29

NTC 45409-MG Page 28744
WARRANTY DEED Vol M98

STEPHEN KING and CATHY KING, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CRAIG A. CHASE and LESLIE B. CHASE, 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:

Lot 13 of EVERGREEN MEADOWS - TRACT 1302, 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 30.900.

The true and actual consideration for this conveyance is \$ 92,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4740 Saylor Street Klamath Falls OR 97603

Dated this 3rd day of August, 1998

STEPHEN KING

CATHY KING

STATE OF Oregon

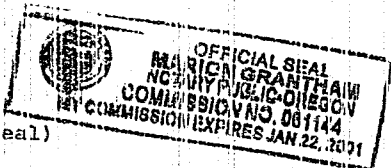
COUNTY OF Klamath

SS.

August 3 1998

Personally appeared the above named Stephen King and Cathy King

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Maricyn Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT45409-MG

Return to:

CRAIG A. CHASE

4740 Saylor Street

Klamath Falls OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 5th day of August A.D., 1998
at 3:29 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 28744

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.