

64056

MTC 45155-KJ
WARRANTY DEED

Vol. 198 Page 28897

DIANNE E. SPIRES,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
STEPHEN F. OLMSTEAD and ANNE MARIE OLMSTEAD, 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:

Lot 4, Block 52, HOT SPRINGS 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 30.920.

The true and actual consideration for this conveyance is \$ 128,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1217 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 30 day of July 1998

Dianne E. Spires
DIANNE E. SPIRES

STATE OF Oregon
COUNTY OF Klamath

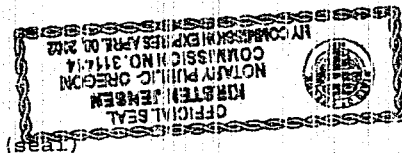
ss.

July 30 19 98

Personally appeared the above named

Dianne E. Spires

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kiroten Shoen
Notary Public for Oregon
My commission expires 04/18/02

ESCROW NO. MT45155-KJ

Return to:

STEPHEN F. OLMSTEAD
1217 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath

Filed for record at request of:

Amerititle

on this 6th day of August A.D., 1998
at 3:37 o'clock P. M. and duly recorded
in Vol. 198 of Deeds Page 28897

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee \$30.00

Deputy