



64826

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STATUTORY WARRANTY DEED

RUSSELL C. WAGNONconveys and warrants to BOB W. BYERS AND SUSAN A. BYERS, Husband and Wife Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 2 in Block 1, BRIAN ACRES SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

TAX LOT NO: 2310 16D 800

This property is free of liens and encumbrances, EXCEPT: 1998-99 taxes a lien as of July 1, 1998, in an amount to be determined, but not yet payable.
Covenants, conditions, restrictions and easements of record.

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 consideration for this conveyance is \$ 14,000.00 (Here comply with the requirements of ORS 93.030)Dated this 14 day of August 1998

RUSSELL C. WAGON

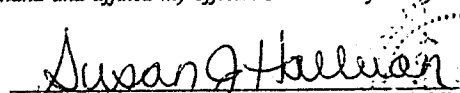
STATE OF OREGON

County of _____ } ss.

BE IT REMEMBERED, That on this 14 day of August 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RUSSELL C. WAGON

known to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


 My Commission expires _____

Notary Public for Oregon

SUSAN J. HALLERAN

NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES DEC. 22, 1998

 Title Order No. K-52773
 Escrow No. 9840264

After recording return to:

BOB W. BYERS15422 BROOKS LANELA PINE, OR 97739

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

BOB W. BYERS15422 BROOKS LANELA PINE, OR 97739

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 19th day of August A.D. 1998at 2:59 o'clock P. M. and duly recordedin Vol. M98 of Deeds Page 30570

Bernetha G. Letsch, County Clerk

By Kathleen Rivas

Fee, \$30.00

Deputy.