



64826

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STATUTORY WARRANTY DEED

RUSSELL C. WAGNON

conveys and warrants to BOB W. BYERS AND SUSAN A. BYERS, Husband and Wife Grantor, Grantee,

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

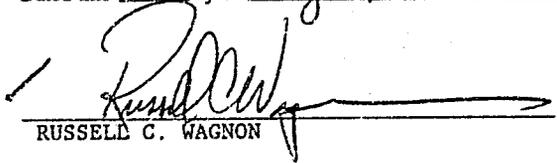
TAX LOT NO: 2310 16D 800

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

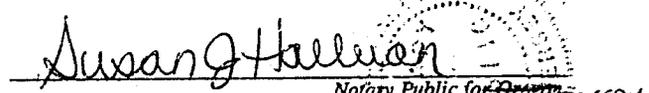

RUSSELL C. WAGNON

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. WAGNON

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.


Notary Public for Oregon
My Commission expires SUSAN J. HALPERAN New Jersey
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. BYERS
15422 BROOKS LANE
LA PINE, OR 97739
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address.
BOB W. BYERS
15422 BROOKS LANE
LA PINE, OR 97739
Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:

First American Title
on this 19th day of August A.D., 1998
at 2:59 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 30570
Bernetha G. Letsch, County Clerk
By Kathleen Ross
Fee, \$30.00 Deputy.