

65039
AMT 45 673MS

WARRANTY DEED

Vol. M98 Page 31081

ANNA MAE MC ELHANEY,

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

STEVEN B. LARSON,

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 1 IN BLOCK 12 OF STEWART ADDITION, 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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 485 ABEGG ROAD, MERLIN, OR 97532

Dated this 24th day of August, 1998.

Anna Mae McElhaneY
ANNA MAE MC ELHANEY

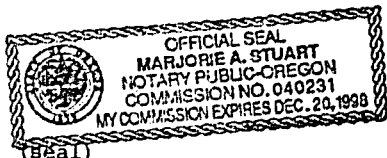
STATE OF Oregon

SS. August 24 19 98

COUNTY OF Klamath

Personally appeared the above named Anna Mae Mc ElhaneY

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT45673-MS

Return to:

STEVEN B. LARSON
485 ABEGG ROAD
MERLIN, OR 97532

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 24th day of August A.D., 1998
at 3:41 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 31081

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy: