

65080

WARRANTY DEED

NORMAN SHRIFTER, JUNE H. SHRIFTER AND STEVE SHRIFTER, WITH RIGHTS OF SURVIVORSHIP.,

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

LINDA J. REYES,

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 6 in Block 3 of DIXON ADDITION NO. 2, 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:

SUBJECT TO: TRUST DEED RECORDED DECEMBER 22, 1993, M93, PAGE 34114 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN WHICH KLAMATH FIRST FEDERAL SAVINGS AND LOAN IS BENEFICIARY.

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 \$ 42,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 123 SOUTH LAGUNA STREET, KLAMATH FALLS, OR 97601

Dated this 14th day of August, 1998

Norman Shrifter
NORMAN SHRIFTER

June H. Shrifter
JUNE H. SHRIFTER

Steve Shrifter
STEVE SHRIFTER

STATE OF California

COUNTY OF Los Angeles

SS. 549-54-7363 19 98

Personally appeared the above named Norman Shrifter and

June H. Shrifter

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Karen L. O'Brien
Notary Public for Los Angeles California
My commission expires April 19, 2002

ESCROW NO. MT45473-LW

Return to:

LINDA J. REYES

123 SOUTH LAGUNA STREET

KLAMATH FALLS, OR 97601

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STATE OF OREGON,

County of KLAMATH

ss.

FORM No. 22—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 17th day of AUGUST, 19 98
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named STEVE SHRIETER

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.



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

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 25th day
of August A.D., 19 98 at 10:45 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 31165

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk

