

65395

## WARRANTY DEED

Vol. M98 Page 31808

AMT 45712-LW

SYDNEY A. BECKERMAN and BERNICE M. BECKERMAN, husband and wife,

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

THE KLAMATH TRIBES, A FEDERALLY RECOGNIZED INDIAN TRIBE OF THE STATE OF OREGON.,

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:

THE EAST 31 FEET OF LOT 43 AND THE WEST 25 FEET OF LOT 42 IN ROSELAWN SUBDIVISION OF BLOCK 70 OF BUENA VISTA 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 30.930.

The true and actual consideration for this conveyance is \$ 83,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 436, CHILOQUIN, OR 97624

Dated this 27 day of August, 1998

Sydney A. Beckerman

SYDNEY A. BECKERMAN

Bernice M. Beckerman

BERNICE M. BECKERMAN

STATE OF Oregon SS. August 27 19 98  
COUNTY OF Klamath

Personally appeared the above named Sydney A. Beckerman  
and Bernice M. Beckerman

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

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

ESCROW NO. MT45712-LW

Return to:

THE KLAMATH TRIBES HOUSING  
P.O. BOX 436  
CHILOQUIN, OR 97624

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Amerititle

on this 28th day of August A.D., 1998  
at 3:42 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 31808

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

98 AUG 28 P3:42