

65470

MTC 45538-KJ M98 Page 31999  
WARRANTY DEED

JAMES M. CAYLOR and VIRGINIA R. DOWLING, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JURAIRAT JUNPRASERT,  
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 10, Block 8, HILLSIDE 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 \$ 120,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1940 HILLSIDE, KLAMATH FALLS, OR 97601

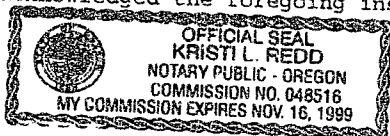
Dated this 31 day of AUGUST, 1998.

James M. Caylor  
JAMES M. CAYLOR

Virginia R. Dowling  
VIRGINIA R. DOWLING

STATE OF OREGON SS. AUGUST 31 19 98  
COUNTY OF KLAMATH  
Personally appeared the above named JAMES M. CAYLOR AND VIRGINIA R. DOWLING

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for OREGON  
My commission expires 11/16/99

ESCROW NO. MT45538-KJ

Return to:

JURAIRAT JUNPRASERT  
1940 HILLSIDE  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of

Amerititle  
on this 31st day of August A.D. 1998  
at 3:31 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 31999

Bernetha G. Letsch, County Clerk

By Kathleen Rosa

Fee,

\$30.00

Deputy.