

A-22222
65607

MTC 45340-MG
WARRANTY DEED

Vol. M98 Page 32336

CATHY KING AS TO AN UNDIVIDED 1/2 INTEREST AND RODRICK M. WALLACE AND PATRICIA A. WALLACE AS TENANTS BY THE ENTIRETY AS TO AND UNDIVIDED 1/4 INTEREST AND RODERICK D. HALL, AS TO AN UNDIVIDED 1/4 INTEREST ALL AS TENANTS IN COMMON., Grantor(s) hereby grant, bargain, sell, warrant and convey to: SHIRL MITCHELL and JOHN BOYD, with the rights of survivorship, 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:

Parcel 3 of Land Partition 14-97, being a portion of a tract of land situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

11:54

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.

98

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 \$ 22,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2703 DARROW AVENUE, KLAMATH FALLS, OR 97603

Dated this 28 day of August 1998

Cathy King
CATHY KING

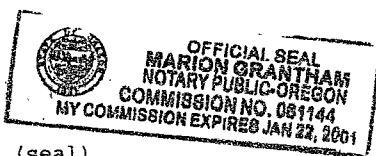
Rodrick M. Wallace by Cathy King POA
RODRICK M. WALLACE by Cathy King, His Attorney-in-fact

Patricia A. Wallace by Cathy King POA
PATRICIA A. WALLACE by Cathy King, Her Attorney-in-fact

Roderick D. Hall by Cathy King POA
RODERICK D. HALL by Cathy King, His Attorney-in-fact

STATE OF Oregon SS. August 28 19 98
COUNTY OF Klamath

Personally appeared the above named Cathy King, individually and as Attorney-in-Fact for RODRICK M. WALLACE, PATRICIA A. WALLACE AND RODERICK D. HALL and acknowledged the foregoing instrument to be HER voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT45340-MG

Return to:
SHIRL MITCHELL
2703 DARROW AVENUE
KLAMATH FALLS, OR 97603

30-

RECEIVED

DUPLICATE FILE

32336-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of September A.D. 19 98 at 11:34 o'clock A.M. and duly recorded in Vol. M98
of Deeds on Page 32336

FEE \$35.00

By Kathleen Ross Bernetha G. Lersch, County Clerk