

65644

'98 SEP -2 P3:33

MTC 45560-KJ

WARRANTY DEED

Vol. M98 Page 32419

JAMES GARNER and JOYCE GARNER, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ALLEN R. STENSRUD and SHERRY L. STENSRUD, husband and wife,  
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 4 in Block 21 of FOURTH ADDITION TO KLAMATH RIVER ACRES, 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: ,

Dated this 25 day of AUGUST, 1998.

James Garner  
JAMES GARNER

Joyce Garner  
JOYCE GARNER

STATE OF OREGON SS. AUGUST 25 1998  
COUNTY OF KLAMATH

Personally appeared the above named JAMES GARNER AND JOYCE GARNER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kirsten Jensen  
Notary Public for Oregon  
My commission expires 4/4/02

ESCROW NO. MT45560-KJ

Return to:

ALLEN R. STENSRUD  
10115 Ponderosa Lane  
Klamath Falls, OR 97601

STATE OF OREGON, SS  
County of Klamath

Filed for record at request of

Amerititle  
on this 2nd day of September A.D. 1998  
at 3:33 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 32419

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
Fee, \$30.00 Deputy