

DOROTHY L. EWING,

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

DEBORAH C. WYLAND,

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 62 OF YALTA GARDENS, 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 \$ 67,250.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5304 ALVA AVENUE, KLAMATH FALLS, OR 97603

Dated this 3rd day of September 1998

Dorothy L. Ewing
DOROTHY L. EWING

STATE OF Oregon ss. September 3 1998
COUNTY OF Klamath

Personally appeared the above named Dorothy L. Ewing

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. MT45543-MG

STATE OF OREGON,
County of Klamath ss.

Return to:

DEBORAH C. WYLAND
5304 ALVA AVENUE
KLAMATH FALLS, OR 97603

Filed for record at request of:

Amerititle

on this 11th day of September A.D., 1998
at 3:26 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 33648

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch

Fee, \$30.00

Deputy.