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98 SEP 11 P3:27

MTC 45845-KC
WARRANTY DEEDVol M98 Page 33671

LOREN E. LEETCH,

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

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:

LOTS 6 AND 7 IN BLOCK 45 OF FOURTH ADDITION TO NIMROD RIVER PARK,
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 \$ 3,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 24875 WEST DEMMING ROAD, ELMIRA, OR 97437

Dated this 9th day of Sept, 1998.Loren E. Leetch
LOREN E. LEETCHSTATE OF Oregon
COUNTY OF Klamath SS. Sept 9 1998Personally appeared the above named Loren E. Leetchand acknowledged the foregoing instrument to be his voluntary act.

Before me:

Karen E. Amundson
Notary Public for Oregon
My commission expires 5-29-01

ESCROW NO. MT45845-KC

Return to:
JOHN GOODRICH
24875 WEST DEMMING ROAD
ELMIRA, OR 97437STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititleon this 11th day of September A.D., 1998
at 3:27 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 33671

Bernetha G. Letsch, County Clerk

By Pauline Mueller
Deputy.

Fee, \$30.00