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MTC 45212-MS

WARRANTY DEED Vol. M98 Page 34023

98 SEP 16 A10:59

LARRY R. LEWIS and JANET F. LEWIS, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 SCOTT F. GIRDNER,  
 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 11, Block 1 of LATAKOMIE SHORES SUBDIVISION, 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 \$ 89,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: P.O. Box 166, Crater Lake, OR 97604

Dated this 4 day of Sep, 1998

Larry R. Lewis  
 LARRY R. LEWIS

Janet F. Lewis  
 JANET F. LEWIS

STATE OF Oregon SS. 4 Sept 19 98

COUNTY OF Douglas

Personally appeared the above named LARRY R Lewis and  
JANET F. LEWIS

and acknowledged the foregoing instrument to be ☒ voluntary act.

Before me:

Kelly Johnson  
 Notary Public for Oregon  
 My commission expires 9-11-01

(seal)

ESCROW NO. MT45212-MS

Return to:

SCOTT F. GIRDNER  
 P.O. BOX 166  
 CRATER LAKE, OR 97604



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day  
 of September A.D., 19 98 at 10:59 o'clock A. M., and duly recorded in Vol. M98  
 of Deeds on Page 34023

FEE \$30.00

By Bernetha G. Leisch, County Clerk  
Kathleen Raso