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'98 SEP 22 P3:24

UTC 45739-MS

WARRANTY DEED

Vol. M98 Page 34770

PAUL N. GARDNER and DEBRA L. GARDNER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
VICTORIA A. MAST,

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 in Block 212 of MILLS SECOND ADDITION to the City of Klamath
Falls, 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 \$ 44,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2121 WANTLAND AVENUE, KLAMATH FALLS, OR 97601

Dated this 22nd day of September, 1998

Paul N. Gardner
PAUL N. GARDNER

Debra L. Gardner
DEBRA L. GARDNER

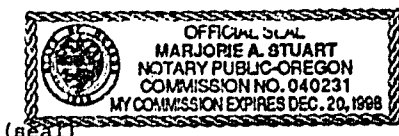
STATE OF Oregon

SS. September 22 19 98

COUNTY OF Klamath

Personally appeared the above named Paul N. Gardner and Debra L.
gardner

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

STATE OF OREGON,
County of Klamath SS.

ESCROW NO. MT45739-MS

Filed for record at request of:

Return to:

VICTORIA A. MAST
2121 WANTLAND AVENUE
KLAMATH FALLS, OR 97601

Amerititle

on this 22nd day of Sept A.D., 1998
at 3:24 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 34770

Bernetha G. Letsch, County Clerk

By Kathleen Rosa
Fee, \$30.00 Deputy.