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98 SEP 23 P3:16

MTC 45893-LW  
WARRANTY DEEDVol. m98 Page 34945

PETE S. AKERLEY,

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

ROY M. AGARD and RHONDA D. AGARD, 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:

THE WEST 521 FEET OF THE NW 1/4 NW1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION LYING IN THE KC-4 (E-5-5) LATERAL.

TOGETHER WITH A 1980 COMMODORE MOBILE HOME, PLATE #X177420, VIN #QS9382, WHICH IS SITUATED ON THE SUBJECT PROPERTY.

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:

SUBJECT TO A TRUST DEED RECORDED NOVEMBER 15, 1996, M96, PAGE 36017, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON WHICH THE GRANTEE NAMED HEREIN AGREES TO ASSUME AND PAY IN FULL.

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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 228 MILLER ISLAND ROAD, KLAMATH FALLS, OR 97603

Dated this 9/18 day of September, 1998
  
 PETE S. AKERLEY
STATE OF OregonCOUNTY OF KlamathSS. September 18 19 98Personally appeared the above named Pete S. Akerleyand acknowledged the foregoing instrument to be his voluntary act.

Before me:

  
 Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT45893-LW

STATE OF OREGON,  
County of Klamath ss.

Return to:

ROY M. AGARD  
228 MILLER ISLAND ROAD  
KLAMATH FALLS, OR 97603

Filed for record at request of:

Amerititleon this 23rd day of September A.D., 1998  
at 3:16 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 34945

Bernetha G. Leisch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.