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'98 SEP 28 AIO:53

MTC 45749-KR
WARRANTY DEEDVol. M98 Page 35225

THOMAS J. SHAW, AS TRUSTEE OF THE T.J.S. TRUST, UDA AUGUST 7, 1985,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT M. FORT and KASSANDRA L. FORT, as tenants by the entirety,
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 9 of TRACT 1079, SIXTH ADDITION TO SUNSET VILLAGE,
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 \$ 117,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3934 RIO VISTA WAY, KLAMATH FALLS, OR 97603

Dated this 23rd day of September, 1998

THE T.J.S. TRUST

BY: Thomas J. Shaw TRUSTEE
THOMAS J. SHAW

STATE OF OREGON

COUNTY OF KLAMATH

SS. September 23 1998

Personally appeared the above named THOMAS J. SHAW, TRUSTEE OF THE T.J.S.
TRUST

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT45749-KR

Return to:

ROBERT M. FORT
3934 RIO VISTA WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 28th day of Sept A.D., 1998
at 10:53 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 35225

Bernetha G. Letsch, County Clerk

Fee, \$30.00

By Kathleen Brown

Deputy.

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