

66944

'98 SEP 28 P3 42

MTC 45974-MG
WARRANTY DEED Vol. M98 Page 35512

JOE W. MELTON and TRACY S. MELTON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PAUL N. GARDNER and DEBRA L. GARDNER, 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:

Lot 12, EXCEPTING THEREFROM, the Easterly 31 feet thereof of BURNSDALE,
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 \$ 78,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3820 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603

Dated this 28th day of September, 1998

Joe W. Melton
JOE W. MELTON

Tracy S. Melton
TRACY S. MELTON

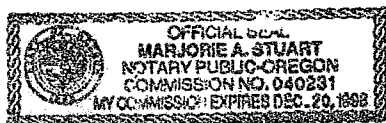
STATE OF Oregon

SS. September 28 19 98

COUNTY OF Klamath

Personally appeared the above named Joe W. Melton and Tracy S.
Melton

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

ESCROW NO. MT45974-MG

Return to:

PAUL N. GARDNER
3820 STURDIVANT AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 28th day of September A.D., 1998
at 3:42 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 35512

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00

Deputy.