

66967

MTC 45785-MG
WARRANTY DEED

Vol. 198 Page 35598

98 SEP 29 10:34

JOHN WALLACE WATROUS and JANNETTE LEE WATROUS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
HARRIET A. EASTON,
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 3, Block 1, PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETH WITH a 1981 TIMBERLINE MANUFACTURED HOME, OREGON LICENSE NO. X-174644, SERIAL NO. 6841 WHICH IS SITUATED ON THE REAL PROPERTY DESCRIBED HEREIN.

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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11707 CLOVIS COURT, KLAMATH FALLS, OR 97603

Dated this 24 day of SEPTEMBER, 19 98

John Wallace Watrous
JOHN WALLACE WATROUS

BY: Jannette Lee Watrous ATTORNEY-IN-FACT
JANNETTE LEE WATROUS

Jannette Lee Watrous
JANNETTE LEE WATROUS

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on SEPTEMBER 24, 19 98

by JANNETTE LEE WATROUS, INDIVIDUALL AND

as ATTORNEY-IN-FACT

of JOHN WALLACE WATROUS

Marion Grantham
Notary Public of OREGON

My commission expires 1/22/01

ESCROW NO. MT45785-MG

Return to:

HARRIET A. EASTON

11707 CLOVIS COURT

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AMERITITLE the 29TH day
of SEPTEMBER A.D., 19 98 at 10:34 o'clock A M., and duly recorded in Vol. M98
of DEEDS on Page 35598

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

