

66991

'98 SEP 29 P1:40

WARRANTY DEED

MTC 45894-KC

Vol. M98 Page 35673

KENNETH L. DALTON,

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

MICHAEL C. KAPPAS and SHANNON C. KAPPAS, 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 23 IN BLOCK 4 OF TRACT 1064 - FIRST ADDITION TO GATEWOOD, 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5217 LAURELWOOD DRIVE, KLAMATH FALLS, OR 97603

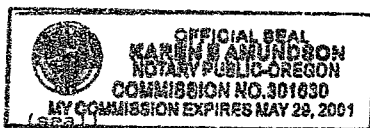
Dated this 25th day of Sept, 1998.

Kenneth L. Dalton
KENNETH L. DALTON

STATE OF OregonCOUNTY OF KlamathSS. Sept 25 19 98

Personally appeared the above named Kenneth L. Dalton

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Taren G. Lundberg
Notary Public for Oregon
My commission expires 5-29-01

ESCROW NO. MT45894-KC

Return to:

MICHAEL C. KAPPAS
5217 LAURELWOOD DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS

Filed for record at request of:

Amerititle

on this 29th day of September A.D. 1998
at 1:40 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 35673

Bernetha G. Lersch, County Clerk

By Kathleen Lersch

Fee, \$30.00

Deputy