

66993

'98 SEP 29 P1:40

MTC 46054-MS  
WARRANTY DEEDVol. M98 Page 35679

MARINA V. RYKOFF,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 LEROY E. ORTON and SYBIL Y. ORTON, 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:

LOTS 2 AND 3, BLOCK 62, BUENA VISTA ADDITION TO THE CITY OF KLAMATH  
 FALLS, 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  
 whosoever, 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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 180 MALONE WAY, GRANTS PASS, OR 97527

Dated this 28th day of September, 1998.

*Marina V. Rykoff*  
 MARINA V. RYKOFF

STATE OF Oregon  
 COUNTY OF Klamath ss. September 28 1998

Personally appeared the above named Marine V. Rykoff

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

*Marjorie A. Stuart*  
 Notary Public for Oregon  
 My commission expires 12-20-98

ESCROW NO. MT46054-MS

Return to:

LEROY E. ORTON  
 180 MALONE WAY  
 GRANTS PASS, OR 97527

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 35679

Bernetha G. Letsch, County Clerk

By *Kathleen Rose*

Fee, \$30.00

Deputy

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