

67119

'98 SEP 30 P3:35

MTC 45858 Vol. M98 Page 36005
WARRANTY DEED

DALE W. BAKER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 DAVIN W. PETERSEN and PRISCILA V. PETERSEN, 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 24, Block 1 of FIRST ADDITION TO KELENE GARDENS, 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 \$ 74,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4834 LARRY PLACE, KLAMATH FALLS, OR 97603

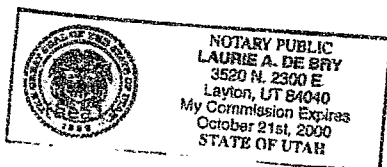
Dated this 28 day of SEPTEMBER, 19 98

Dale W. Baker
 DALE W. BAKER

STATE OF UTAHCOUNTY OF Ulupur SS. SEPTEMBER 19 98

Personally appeared the above named DALE W. BAKER

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

Laurie A. De Bry
 Notary Public for UTAH
 My commission expires _____

ESCROW NO. MT45858-MG

Return to:

DAVIN W. PETERSEN
 4834 LARRY PLACE
 KLAMATH FALLS, OR 97603

STATE OF OREGON,
 County of Klamath SS.

Filed for record at request of:

Amerititle
 on this 30th day of September A.D. 1998
 at 3:35 o'clock P M. and duly recorded
 in Vol. M98 of Deeds Page 36005

Bernetha G. Letsch, County Clerk

By Kathleen Ross
 Fee, \$30.00 Deputy.

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