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98 OCT -2 P3:23

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05048465

Filed for record at request of:

AFTER RECORDING RETURN TO:
Mr. and Mrs. Allen J. Podawiltz
4426 Peck Street
Klamath Falls, OR. 97603

Aspen Title & Escrow

on this 2nd day of October A.D. 1998
at 3:23 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 36446

Bernetha G. Letsch County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WILLIAM R. ADDINGTON and MARLENE T. ADDINGTON, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to ALLEN
J. PODAWILTZ and LOWENE E. PODAWILTZ, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The East 40 feet of Lot 5 and the West 40 feet of Lot 4,
BURNSDALE, in the County of Klamath, State of Oregon.

Code 41, Map 3909-1000, Tax Lot 7000

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND Trust Deed, including
the terms and provisions thereof, dated November 18, 1986 and
recorded November 24, 1986, in Book M-86, Page 21669, in favor
of Klamath First Federal Savings and Loan Association, which
Grantees herein do not agree to assume and pay and Grantors hold
Grantees harmless therefrom.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$53,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of September, 1998.

William R. Addington
WILLIAM R. ADDINGTON

Marlene T. Addington
MARLENE T. ADDINGTON

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 1st
day of October, 1998, by William R. Addington and
Marlene T. Addington.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 192000

