

67399

98 OCT -5 P3:34

MTC 46059-KC

WARRANTY DEED

Vol. M98 Page 36630

KEVIN JOHN DODGE,

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

MYRA B. ZABAT,

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 60 IN BLOCK 16 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, 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 \$ 8,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 17736 HATTERS ST. #48, ENCINO, CA 91316

Dated this 30 day of September, 1998

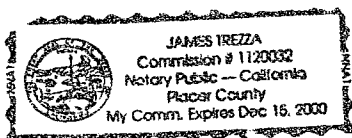
Kevin John Dodge
KEVIN JOHN DODGE

STATE OF CaliforniaCOUNTY OF PlacerSS. September 30 19 98

Personally appeared the above named Kevin John Dodge

and acknowledged the foregoing instrument to be His voluntary act.

(seal)



Before me:

James Trezza
Notary Public for Placer County
My commission expires 12/15/00

ESCROW NO. MT46059-KC

STATE OF OREGON.
County of Klamath SS.

Return to:

MYRA B. ZABAT
17736 HATTERS ST. #48
ENCINO, CA 91316

Filed for record at request of:

Amerititle

on this 5th day of October A.D. 1998
at 3:34 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 36630

Bernetha G. Letch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy