

67401

'98 OCT -5 P3:34

MTC 45906-LW Vol. M98 Page 36634  
WARRANTY DEED

SUSAN D. TYRHOLM,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 WILLIAM H. CARLSON and SUSAN L. CARLSON, 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:

LOT 65, RUNNING Y RESORT, PHASE 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 \$ 66,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 13395 TIERRA HEIGHTS RD., REDDING, CA 96003

Dated this 1 day of Oct, 1998

*Susan D. Tyrholm*  
 SUSAN D. TYRHOLM

STATE OF Oregon ss. October 1, 19 98

COUNTY OF Klamath

Personally appeared the above named Susan D. Tyrholm

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

*Lisa Legget-Weatherby*  
 Notary Public for Oregon  
 My commission expires 11/20/99

ESCROW NO. MT45906-LW

Return to:

WILLIAM H. CARLSON  
 13395 TIERRA HEIGHTS RD.  
 REDDING, CA 96003

STATE OF OREGON,  
 County of Klamath ss.

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 36634

Bernetha G. Lersch, County Clerk

By *Kathleen Ross*

Fec. \$30.00

Deputy