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98 OCT -8 AMO:11

MTC 45892-MS
WARRANTY DEED

Vol. M98 Page 37029

CHARLES THOMAS BRENCE and CHERYL GAYLE BRENCE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: GARY L. HENDERSON, 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 22 in Block 7 of THIRD ADDITION TO WINEMA 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 \$ 136,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6431 CLIMAX AVENUE, KLAMATH FALLS, OR 97603

Dated this 7th day of October, 1998

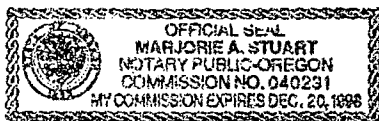
Charles Thomas Brence
CHARLES THOMAS BRENCE

Cheryl Gayle Brence
CHERYL GAYLE BRENCE

STATE OF Oregon SS. October 7 1998
COUNTY OF Klamath

Personally appeared the above named Charles Thomas Brence and Cheryl Gayle Brence

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT45892-MS

Return to:
GARY L. HENDERSON
6431 CLIMAX AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 8th day of October A.D., 1998
at 10:11 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 37029

Bernetha G. Letch, County Clerk

By Kathleen Ross

Fee,
\$30.00

Deputy