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98 OCT -8 AIO:11

MTC 45976-MS  
WARRANTY DEED

Vol 798 Page 37036

ROBERT E. GLAVES, SR and JOANNE F. GLAVES and JOSEPHINE M. FERNANDEZ, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: CHARLES T. BRENCE and CHERYL G. BRENCE, 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 17, BLOCK 6, TRACT 1262, THIRD ADDITION TO NORTH HILLS, 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 \$ 162,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5828 HAVENCREST DRIVE, KLAMATH FALLS, OR 97603

Dated this 7th day of October, 1998

Robert E. Glaves, Sr.  
ROBERT E. GLAVES, SR

BY: Joanne F. Glaves HIS ATTORNEY IN FACT  
JOANNE F. GLAVES

Joanne F. Glaves  
JOANNE F. GLAVES

Josephine M. Fernandez  
JOSEPHINE M. FERNANDEZ

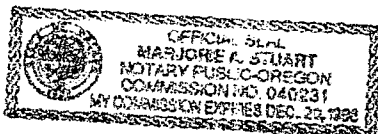
STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on October 7, 1998 by Josephine M. Fernandez and Joanne F. Glaves, individually and as attorney in fact

of Robert E. Glaves, Sr.

Marjorie A. Stuart  
Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT45976-MS

Return to:

CHARLES T. BRENCE  
5828 HAVENCREST DRIVE  
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 37036  
Bernetha G. Litsch, County Clerk

Fee, \$30.00

By Kathleen Rose  
Deputy.