

677779

SPECIAL WARRANTY DEED

Vol. M98 Page 37465

KNOW ALL MEN BY THESE PRESENTS, That HARRISON B. LOCKHART, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto VALERIE N. WICKERY, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

4340 DOUGLAS KLAMATH FALLS OR 97601
STEWART, BLOCK 7, LOT 7

98 OCT 12 P3:43

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

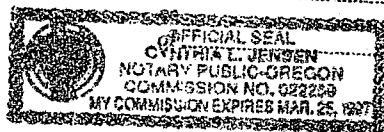
In Witness Whereof, the grantor has executed this instrument this 25 day of OCTOBER, 1997; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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.

Harrison B. Lockhart
Mary J. Lockhart

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 25 1997, by Harrison B. Lockhart and Mary J. Lockhart.
This instrument was acknowledged before me on 25, 1997, by _____.



Cynthia E. Jensen
Notary Public for Oregon
My commission expires 3-25-97

HARRISON B. & MARY J. LOCKHART	
4340 Douglas	
KLAMATH FALLS OR 97601	
Grantor's Name and Address	
VALERIE N. WICKERY	
4340 Douglas	
KLAMATH FALLS OR 97601	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	
VALERIE N. WICKERY	
4340 Douglas	
KLAMATH FALLS OR 97601	
Until requested otherwise send all future statements to (Name, Address, Zip):	
VALERIE N. WICKERY	
4340 Douglas	
KLAMATH FALLS OR 97601	

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, County of Klamath } ss.
I certify that the within instrument was received for record on the 12th day of October, 1997, at 3:43 o'clock P.M., and recorded in book/real/volume No. M98 on page 37465 and/or as fee/file/instrument/microfilm/reception No. 677779, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Bernetha G. Letsch, Co. Clerk
By Kathleen Ross, Deputy