

65492

98 OCT 23 AM 11:33

WARRANTY DEED

MTC 46161-MG

Vol. 1998 Page 38912

CATHY KING and STEPHEN KING, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KATHLEEN J. RANGER,

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 10 of EVERGREEN MEADOWS TRACT 1302, 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6907 VERDA VISTA DRIVE, KLAMATH FALLS, OR 97603

Dated this 23 day of Oct 1998

CATHY KING

STEPHEN KING

STATE OF

Oregon

COUNTY OF

Klamath

SS.

October 23 19 98

Personally appeared the above named

Cathy King &
Stephen King

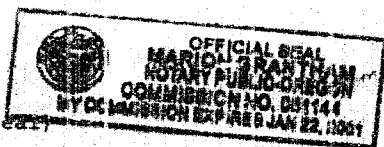
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Notary Public for Oregon

My commission expires

(Seal)



ESCROW NO. MT46161-MG

Return to:

KATHLEEN J. RANGER
6907 VERDA VISTA DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 23rd day of October A.D., 1998
at 11:33 o'clock A. M. and duly recorded
in Vol. 1998 of Deeds Page 38912

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy