

68500

98 OCT 23 AM 1:34

MTC 46243-KJ
WARRANTY DEED

Vol. M98 Page 38933

THOMAS JOHN LANGMACHER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PHILLIP A. HARBIN JR. and SUSAN PARRISH, with the rights of survivorship.
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:

Lots 1 and 2 in Block 38, HOT SPRINGS ADDITION to the City of Klamath
Falls, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon, and the Easterly 4.5 feet of
the vacated alley adjacent to said Lots 1 and 2.

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 \$ 143,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1987 ESPLANADE AVENUE, KLAMATH FALLS, OR 97601

Dated this 21st day of Oct, 1998.

Thomas John Langmacher
THOMAS JOHN LANGMACHER

BY: Max P. Revis HIS ATTY-IN-FACT
MAX P. REVIS

STATE OF Oregon ss. October 21 1998
COUNTY OF Klamath
Personally appeared the above named Max P. Revis

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Karen E. Amundson
Notary Public for Oregon
My commission expires 5-29-01

ESCROW NO. MT46243-KJ

Return to:

PHILLIP A. HARBIN JR.
1987 ESPLANADE AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 23rd day of October A.D. 1998
at 11:34 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 38933

Bernetha G. Lersch, County Clerk

By Kathleen Ross
Fee. \$30.00 Deputy