

08542

MTC 46060-KR

WARRANTY DEED

Vol. M38 Page 39034

98 OCT 23 P3:41

MICHAEL A. SCHAAN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BRIAN ROY and JOCELYN ROY, as tenants by the entirety,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 82,000.00.Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1930 ERIE STREET, KLAMATH FALLS, OR 97601Dated this \_\_\_\_\_ day of October, 19 98

Michael A. Schaan  
MICHAEL A. SCHAAN

STATE OF OREGON

SS.

October 2119 98COUNTY OF JACKSON

Personally appeared the above named \_\_\_\_\_

MICHAEL A. SCHAANand acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for OregonMy commission expires 9-23-00

ESCROW NO. MT46060-KR

Return to:

BRIAN ROY

1930 ERIE STREET

KLAMATH FALLS, OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 5, Block 6, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,  
Oregon, in the County of Klamath, State of Oregon.

AND ALSO commencing at the point of intersection of the Northerly line of Buena Vista Street with the line between Lots 5 and 7, Block 6, Buena Vista Addition to the City of Klamath Falls, Oregon; thence along said line between Lots 5 and 7, a distance of 50 feet, more or less, to the Southeasterly corner of said Lot 5; thence Southeasterly along the line between Lots 4 and 5 in said Block 6 if extended, a distance of 38 feet, more or less, to the Northerly line of Buena Vista Street; thence Westerly along the Northerly line of said Buena Vista Street, a distance of 60 feet, more or less, to the point of beginning, being that portion of Lot 7, Block 6, Buena Vista Addition to the City of Klamath Falls, Oregon, lying to the Southwest of the line between Lots 4 and 5 in said Block 6, if extended to Buena Vista Street.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 23rd day  
of October A.D., 1998 at 3:41 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 39034

FEE \$35.00

By Bernethia G. Leisch County Clerk  
Kathleen Ross