

68932

AMT 46175-LW

## WARRANTY DEED

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PAUL ANTHONY RYAN and CHERYL A. RYAN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SUSIE R. WOOD,

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 2, 3, 4, in Block 4 of BUTLER ADDITION TO FORT KLAMATH, also  
including thereto the one-half of the street on the Westerly side of said  
property, which street has previously been vacated 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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 8889 FIRST STREET, FORT KLAMATH, OR 97626

Dated this 23 day of October, 1998.

Paul Anthony Ryan  
PAUL ANTHONY RYAN

Cheryl A. Ryan  
CHERYL A. RYAN

STATE OF Oregon SS. October 23 19 98  
COUNTY OF Klamath

Personally appeared the above named Paul Anthony Ryan  
and Cheryl A. Ryan  
and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT46175-LW

Return to:  
SUSIE R. WOOD  
8889 FIRST STREET  
FORT KLAMATH, OR 97626

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle  
on this 30th day of October A.D., 1998  
at 3:43 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 39972

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee,

\$30.00

Deputy.