

68945

'98 NOV -2 AIO:56

MTC 46354-KR1  
WARRANTY DEEDVol. m98 Page 40024

ROBERT J. DOBSON,

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

KENNETH S. RONNINGEN, JR.,

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 6 less the Southerly 15 feet and less the Northerly 3 feet in Block 12 of 4TH ADDITION TO WINEMA GARDENS, 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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 42265 ROYAL COACHMAN, CHILOQUIN, OR 97624

Dated this 30th day of October, 1998

(X)

ROBERT J. DOBSON

STATE OF OREGON

SS.

October 30 19 98COUNTY OF KLAMATH

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

ROBERT J. DOBSON

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires 11/16/99

ESCROW NO. MT46354-KR

Return to:

KENNETH S. RONNINGEN, JR.  
42265 ROYAL COACHMAN  
CHILOQUIN, OR 97624

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 2nd day of November A.D., 1998  
at 10:56 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 40024

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fec. \$30.00 Deputy.