

68950

'98 NOV -2 AIO:56

MTC 46328-PS
WARRANTY DEED Vol. M98 Page 40057

RICHARD V. RICHARDS, III and WILMA E. RICHARDS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KERRY S. PENN,
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 33, Block 1, BELLA VISTA - TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

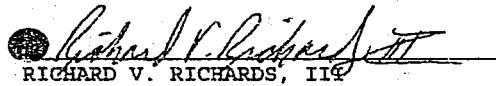
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 12712 RIVER HILLS DR., BELLA VISTA, CA 96008

Dated this 26th day of October, 1998.

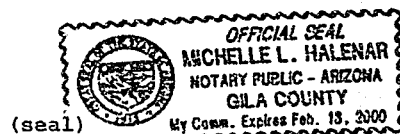

RICHARD V. RICHARDS, III


WILMA E. RICHARDS

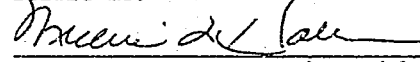
STATE OF ARIZONA SS. October 26 19 98
COUNTY OF GILA

Personally appeared the above named RICHARD V. RICHARDS, III and
WILMA E. RICHARDS

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:


Notary Public for ARIZONA
My commission expires _____

ESCROW NO. MT46328-PS

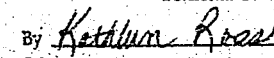
Return to:
KERRY S. PENN
12712 RIVER HILLS DR.
BELLA VISTA, CA 96008

STATE OF OREGON, SS.
County of Klamath

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 40057

Bernetha G. Letsch, County Clerk

By 
Rec. \$30.00 Deputy