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98 NOV -3 AM 24

MTC 46151-KR

WARRANTY DEED Vol. M98 Page 40237

CAROLD HERBERT HILL, JR., as to an undivided 1/2 interest and HAROLD ALLAN HILL, as to an undivided 1/2 interest, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DONALD R. GRUENER and SUSAN E. GRUENER, 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:

Lot 18 in Block 33 of HOT SPRINGS ADDITION, 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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5875 Basin View Drive, Klamath Falls, OR 97603

Dated this 30th day of October, 1998.

Harold Herbert Hill Jr.
GAROLD HERBERT HILL, JR.

Harold Allan Hill
HAROLD ALLAN HILL

STATE OF OREGON

SS. October 30 19 98

COUNTY OF KLAMATH

Personally appeared the above named

GAROLD HERBERT HILL, JR. and HAROLD ALLAN HILL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT46151-KR

Return to:

DONALD R. GRUENER
5875 Basin View Drive
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 3rd day of November A.D., 1998
at 11:24 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 40237

Bernetha G. Letsch, County Clerk

By Kristi L. Redd

Fee, \$30.00

Deputy.