

63121

MTC 46083-MS Vol. M98 Page 40446
WARRANTY DEED

'98 NOV -4 P3:30

MATTHEW M. PODGORNOFF,

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

FREDERICK GINESTAR,

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 10 in Block 1 of BRYANT TRACTS, 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 \$ 42,050.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1751 DERBY STREET, KLAMATH FALLS, OR 97603

Dated this 29th day of Oct, 1998.

Matthew M. Podgornoff
MATTHEW M. PODGORNOFF

STATE OF Colorado SS. _____ 19 ____
COUNTY OF Montezuma

Personally appeared the above named Matthew M. Podgornoff

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Dennis J. Hagan
Notary Public for Colo

My commission expires 8-2-99

(seal)

ESCROW NO. MT46083-MS

Return to:

FREDERICK GINESTAR

1751 DERBY STREET

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle
of _____ November _____ A.D. 19 98 at 3:30 o'clock _____ P. M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 40446

FEE \$30.00

By Bernetha G. Letsch, County Clerk