

63404

98 NO -9 P3:38

MTC 46395-MS  
WARRANTY DEED Vol. M98 Page 41036

KEVIN JAMES BUTCHER AND KAREN ANN BUTCHER, WHO ACQUIRED TITLE AS KAREN ANN CULLINS, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DONALD DICK NEWSOM and CARLOS NEWSOM, husband and wife, 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 5 IN TRACT 1300, KLAMATH MEADOWS EAST, 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 \$ 145,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6503 JESSE COURT, KLAMATH FALLS, OR 97601

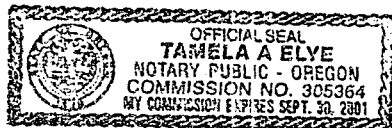
Dated this 5<sup>th</sup> day of November, 1998

Kevin James Butcher  
KEVIN JAMES BUTCHER

Karen Ann Butcher  
KAREN ANN BUTCHER

STATE OF Oregon ss. November 5 19 98  
COUNTY OF Douglas  
Personally appeared the above named Kevin James Butcher  
Karen Ann Butcher

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Tamera A. Elve  
Notary Public for State of Oregon  
My commission expires 9-30-01

ESCROW NO. MT46395-MS

Return to:

DONALD DICK NEWSOM  
-6503 JESSE COURT P.O. Box 1389  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 9th day of November A.D., 1998  
at 3:38 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 41036

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch  
Fee, \$30.00 Deputy.