

69409

Vol. M98 Page 41045

'98 NOV -9 P3:39



WARRANTY DEED

ATC 02048050

AFTER RECORDING RETURN TO:

FRED CONKLIN

PATICA CONKLIN

6310 Happy Hollow Lane  
Donnan, OR 97623UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

TERESA IRENE DUNN AND RAYMOND P. WHITE  
hereinafter called GRANTOR(S), convey(s) and warrants to  
FRED CONKLIN AND PATICA CONKLIN HUSBAND AND WIFE  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described  
as:

PARCEL 1 OF MAJOR LAND PARTITION 50-91 LOCATED IN THE NW 1/4 NW  
1/4 OF SECTION 17, TOWNSHIP 38 SOUTH, RANGE 111 EAST OF THE  
WILLAMETTE MERIDIAN FILED FOR RECORD JANUARY 15, 1992, IN THE  
OFFICE OF THE KLAMATH COUNTY CLERK. IN THE COUNTY OF KLAMATH,  
STATE OF OREGON.

CODE 114 MAP 3311 TAX LOT 1201

7C  
PC "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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$75,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 6TH day of NOVEMBER 1998.

Teresa Irene Dunn  
TERESA IRENE DUNN

Raymond P. White  
RAYMOND P. WHITE

STATE OF OREGON, County of Klamath) ss.

On November 6, 1998, personally appeared Raymond P. White and  
Teresa I. White who acknowledged the foregoing instrument to be  
their voluntary act and deed.

Trisha L. Powell  
Notary Public for Oregon  
My Commission Expires: 10/11/2002



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day  
of November A.D., 19 98 at 3:39 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 41045.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Kathleen Rosa