

69459

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WARRANTY DEED

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MTC 46397

KAROL K. HARTFORD-POTTER AND BONNIE R. PERRIN, EACH AS TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell, warrant and convey to: AUGUST ORLYN NOICE AND SHARON KAY NOICE, 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:

THE E 1/2 S 1/2 S 1/2 NE 1/4 NE 1/4 OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH IMPROVEMENT THEREON.

TAX ACCOUNT NO.: 2508-00800-00900

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 \$ 57,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Dated this 9 day of November, 1998.

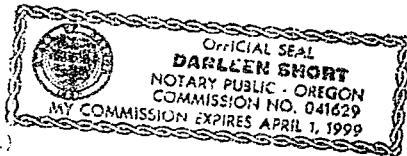
Karol K. Hartford-Potter
KAROL K. HARTFORD-POTTER

Bonnie R. Perrin
BONNIE R. PERRIN

STATE OF Oregon SS. Nov. 9 19 98
COUNTY OF Lease

Personally appeared the above named Karol K. Hartford-Potter
and Bonnie R. Perrin

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

[Signature]
Notary Public for Oregon
My commission expires 4-1-99

ESCROW NO. SB016399DS

Return to:
AUGUST ORLYN NOICE

P.O. Box 429

Gilcrest, CA.

97739

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 10th day of November A.D. 1998
at 3:31 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 41161

Berntha G. Letsch, County Clerk

By Katellun Rosa

Fee, \$30.00

Deputy