

69540

NTC 46230-LW

WARRANTY DEED

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'98 NOV 12 P3:39

RICHARD ALLEN GARRISON AND CHRISTIE GAYE GARRISON, TRUSTEES OF THE GARRISON FAMILY TRUST DATED JULY 10, 1997,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MORGAN LARRY STEINER and ELLEN PATRICIA STRINER, 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 NORTHWESTERLY RECTANGULAR 106 FEET OF LOT 5 IN BLOCK 38 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5235 PRIMROSE, KLAMATH FALLS, OR 97601

Dated this 7 day of Nov, 1998

TRUSTEES OF THE GARRISON FAMILY TRUST

BY: Richard Allen Garrison TRUSTEE  
RICHARD ALLEN GARRISON

BY: Christie Gaye Garrison TRUSTEE  
CHRISTIE GAYE GARRISON

STATE OF Oklahoma

SS. November 9th 19 98

COUNTY OF Adair

Personally appeared the above named Trustees of the Garrison Family Trust

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Marie G. Letch  
Notary Public for Oklahoma  
My commission expires 2-2-99

(seal)

ESCROW NO. MT46230-LW

Return to:  
MORGAN LARRY STEINER  
5235 PRIMROSE  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 12th day of November A.D. 1998  
at 3:39 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 41324

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
Fec. \$30.00 Deputy.