

69542

MTC 46316-Mg
WARRANTY DEED Vol. M98 Page 41330

'98 NO. 12 P3:39
EMILIA JUDD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN W. GUNDERSON and JANET L. GUNDERSON, as tenants by the entirety,
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 12 in Block 100 of BUENA VISTA 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 \$ 66,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 207 ROOSEVELT, KLAMATH FALLS, OR 97601

Dated this 10 day of November, 1998

Emilia Judd
EMILIA JUDD

STATE OF Oregon ss. November 10 1998
COUNTY OF Klamath
Personally appeared the above named Emilia Judd

and acknowledged the foregoing instrument to be her voluntary act.

(seal)



Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT46316-MG

STATE OF OREGON,
County of Klamath ss

Return to:
JOHN W. GUNDERSON
207 ROOSEVELT
KLAMATH FALLS, OR 97601

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 41330

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fcc. \$30.00 Deputy: