

69599

98 NOV 13 AM 11:23

MTC 46372-KR

WARRANTY DEED Vol. 1198 Page 41411

ORVILLE L. OHLES & LORENA E. OHLES, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST AND NENA MAY SOHRACKOFF NOW KNOWN AS NENA MAY PARKS & DONALD PARKS, WIFE AND HUSBAND, AS TO AN UNDIVIDED 1/2 INTEREST, Grantor(s) hereby grant, bargain, sell, warrant and convey to: FLOYD W. PATRICK and GAYLE D. PATRICK, 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:

The SW1/4 of the NE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion previously deeded in Deed Volume 327, page 272, Deed Records of Klamath County, Oregon, recorded February 8, 1961 to Orville L. Ohles, et ux.

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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2121 Orindale Rd., Klamath Falls, OR 97601

Dated this 12th day of November, 1998

Orville L. Ohles
ORVILLE L. OHLES

Lorena E. Ohles
LORENA E. OHLES

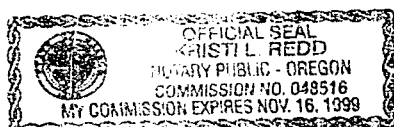
Nena May Parks
NENA MAY PARKS

Donald Parks
DONALD PARKS

STATE OF OREGON SS. November 12 19 98
COUNTY OF KLANATH

Personally appeared the above named ORVILLE L. OHLES, LORENA E. OHLES, NENA MAY PARKS and DONALD PARKS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT46372-KR

Return to:

FLOYD W. PATRICK
2121 Orindale Rd
Klamath Falls, OR 97601

35

00000

41412

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of Nov A.D., 19 98 at 11:23 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 41411

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross