

69601

MTC 46032-KC

96 JUL 13 AM 23 WARRANTY DEED Vol. 1798 Page 41416

ELDON W. FEHLHABER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FRANCES B. DEARBORN and LUTHER H. DEARBORN, 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:

LOTS 29, 30 AND 31 IN BLOCK 16 OF INDUSTRIAL 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 \$ 8,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 137 HIGH STREET, KLAMATH FALLS, OR 97601

Dated this 28th day of October, 1998

Eldon W. Fehlhaber
ELDON W. FEHLHABER

STATE OF Oklahoma ss. October 28 19 98
COUNTY OF Comanche
Personally appeared the above named Eldon W. Fehlhaber

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Doreen M. Allen
Notary Public for Citizen Bank
My commission expires 6-18-2002

(seal)

ESCROW NO. MT46032-KC

Return to:
FRANCES B. DEARBORN
137 HIGH STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:

Amerititle
on this 13th day of Nov A.D., 1998
at 11:23 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 41416

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy
Fees, \$30.00