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98 NOV 13 P3:32

MTC 46157-MG
WARRANTY DEED

Vol. M98 Page 41571

SCOTT G. HEVERN and DEANNA M. HEVERN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES T. DIERICK and RONNA M. DIERICK, 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 N1/2 of the NE1/4 of the NE1/4 of Section 17, Township 39 South,
Range 9 East of the Willamette Meridian, 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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2124 OGDEN STREET, KLAMATH FALLS, OR 97603

Dated this 6th day of November 1998

Scott G. Hevern
SCOTT G. HEVERN

Deanna M. Hevern
DEANNA M. HEVERN

STATE OF Oregon
COUNTY OF Klamath ss. November 6 1998

Personally appeared the above named Scott G. Hevern
and Deanna M. Hevern

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

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

ESCROW NO. MT46157-MG

Return to:
JAMES T. DIERICK
2124 OGDEN STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 13th day of Nov A.D., 1998
at 3:32 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 41571

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fec. \$30.00

Deputy.