

69703

MTC 46405-PS
WARRANTY DEEDVol. m98 Page 41650

98 NOV 16 AM 12

KATHLEEN A. FRECHEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KERRY S. PENN,

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 9 in Tract 1287 - AGENCY LAKE RANCHES, 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:

SUBJECT TO TRUST DEED RECORDED IN VOLUME M95, PAGE 23842, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF KERRY S. PENN AND ROBERT J. MULLEN AND LAURA J. MULLEN, WHICH BUYER HEREIN SHALL HOLD SELLER HARMLESS THEREFROM.

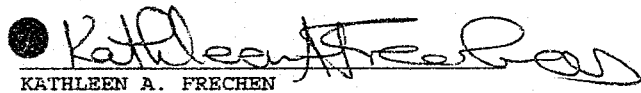
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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: 12712 RIVER HILLS DR., BELLA VISTA, CA 96008

Dated this 11 day of Nov, 1998


KATHLEEN A. FRECHEN

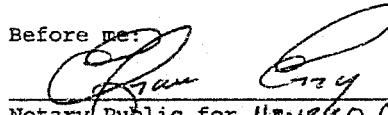
STATE OF VACOUNTY OF HENRICOSS. 1998

Personally appeared the above named _____

KATHLEEN A. FRECHEN

and acknowledged the foregoing instrument to be HER voluntary act.

Before me:


Notary Public for HENRICO County, VA
My commission expires 7-31-02

ESCROW NO. MT46405-PS

Return to:

KERRY S. PENN
12712 RIVER HILLS DR.
BELLA VISTA, CA 96008

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 16th day of November A.D., 1998
at 11:12 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 41650

Bernetha G. Letsch, County Clerk

By Kathleen Frechen

Fec, \$30.00

Deputy.