

69824

98 NOV 16 P3:42

MTC 46653-KR Vol. 198 Page 41889
WARRANTY DEED

WILMA NUNN,

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

ELSIE GRACE FANNIN,

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 5 and 6 of GRAYRAEL ADDITION TO THE TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH 1981 SEQUOIA MANUFACTURED HOME, Oregon License #X170C89, Serial #241132D5166 which is situate on the real property described herein.

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 \$ 63,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 393, Merrill, OR 97633

Dated this 16th day of November, 1998

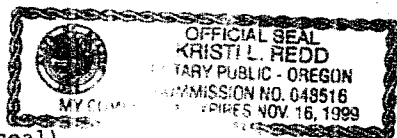
Wilma J. Nunn
WILMA NUNN

STATE OF OREGONSS. November 16 1998COUNTY OF KLAMATH

Personally appeared the above named _____

WILMA NUNN

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

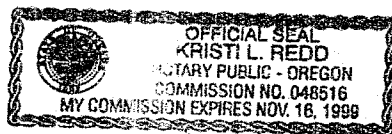
Before me:

Kristi L. Redd
Notary Public for OregonMy commission expires 11/16/99

ESCROW NO. MT46653-KR

Return to:

ELSIE GRACE FANNIN

P.O. Box 393Merrill, OR 97633

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of Dec A.D., 19 98 at 3:42 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 41889.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Kathleen Rose