

70034

'93 NO. 18 P3:31

MTC 44306-MS
WARRANTY DEED

Vol. 1198 Page 42251

MARK I. PAGH and DAISY R. PAGH, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DAVID R. HECKMANN and SHARON S. HECKMANN, 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:

Lot 20 in Block 27 of THIRD ADDITION TO KLAMATH RIVER ACRES, 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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 1955, KLAMATH FALLS, OR 97601

Dated this 16 day of November, 19 98

Mark I. Pagh
MARK I. PAGH

Daisy R. Pagh
DAISY R. PAGH

STATE OF CALIFORNIA

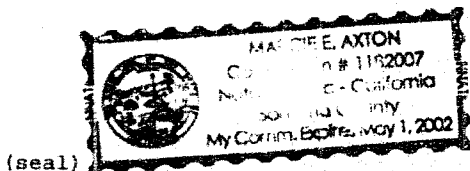
COUNTY OF SENOMA

SS. NOVEMBER 16th 19 98

Personally appeared the above named MARK I. PAGH AND

DAISY R. PAGH

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marcie E. Axton
Notary Public for California
My commission expires 2007

ESCROW NO. MT46306-MG

Return to:

DAVID R. HECKMANN
PO BOX 1955
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 18th day of Nov A.D., 19 98 at 3:31 o'clock P M., and duly recorded in Vol. M98 of Deeds on Page 42251.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Kathleen Rosa