

70042

98 NOV 18 P3:31

MTC 45855-LW
WARRANTY DEED Vol. M98 Page 42273

ROBERT C. GRESHAM,

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

MARTIN FRANKEL.

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 4 IN BLOCK 9, FIRST ADDITION TO CYPRESS VILLA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE SOUTHEASTERLY 3 FEET OF LOT 4, BLOCK 9 AS DISCLOSED BY WARRANTY DEED VOLUME M76, PAGE 6119.

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 \$ 68,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~4321 LOMBARD AVE., KLAMATH FALLS, OR 97603~~
P.O. Box 21, Klamath, OR 97634

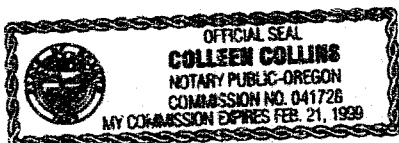
Dated this 3 day of Nov, 1998

Robert C. Gresham
ROBERT C. GRESHAM

STATE OF Oregon SS. Nov. 3, 1998
COUNTY OF Clackamas

Personally appeared the above named Robert C. Gresham

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Colleen Collins
Notary Public for
My commission expires 2/21/99

ESCROW NO. MT45855-LW

Return to:

MARTIN FRANKEL

~~4321 LOMBARD AVE.~~

KLAMATH FALLS, OR 97603

P.O. Box 21

Midland, OR 97634

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 18th day of Nov A.D., 1998
at 3:31 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 42273

Bernetha G. Leisch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.