

70136

98 NOV 19 P3:25

MTC 46264-KR Vol. M98 Page 42482  
WARRANTY DEED

JON LESLIE DENNIS and LORRAINE ANNETTE DE LATEUR, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MARC T. KANE and NINA JO VANDERSYS, with the rights of survivorship,  
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 in Block 30 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, 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 \$ 163,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1038 Pacific Terrace K. Falls, OR, 97601

Dated this 18th day of November, 19 98

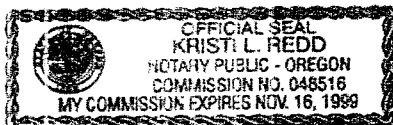
Jon Leslie Dennis  
JON LESLIE DENNIS

Lorraine Annette DeLateur  
LORRAINE ANNETTE DE LATEUR

STATE OF OREGON SS. November 18 19 98  
COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_  
JON LESLIE DENNIS & LORRAINE ANNETTE DE LATEUR

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT46264-KR

Return to:  
MARC T. KANE

1038 Pacific Terrace  
K. Falls, OR.  
97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Amerititle  
on this 19th day of November A.D. 1998  
at 3:25 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 42482

Bernetha G. Letsch, County Clerk

By Kathleen Brown  
Fee, \$30.00 Deputy.