

70435

MTC 46456-LW Vol. 198 Page 43176
WARRANTY DEED

96 NOV 24 P3:39

KENNETH E. LEE AND LINDA D. DELAWYER, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP,

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

DANIEL B. SCHOENBERG,

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:

THE SOUTH 65 FEET OF LOT 1 OF SUNRISE PARK, 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 \$ 67,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4417 Summers Lane Klamath Falls, OR 97603

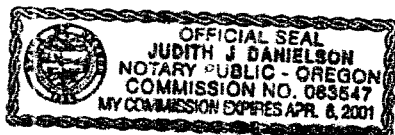
Dated this 18 day of November 1998.

Kenneth E. Lee
KENNETH E. LEE

Linda D. Delawyer
LINDA D. DELAWYER

STATE OF Oregon ss. November 18 19 98
COUNTY OF Benton
Personally appeared the above named Kenneth E Lee

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Judith J. Danielson
Notary Public for Oregon
My commission expires 4-6-01

ESCROW NO. MT46456-LW

Return to:

DANIEL B. SCHOENBERG

4417 Summers Lane
Klamath Falls OR
97603

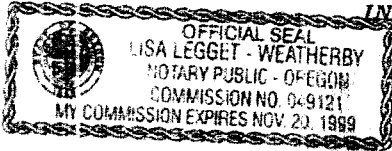
STATE OF OREGON

County of Klamath } ss.

FORM No. 22--ACKNOWLEDGMENT
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BE IT REMEMBERED, That on this 20th day of November, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Linda D. DeLong

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that she..... executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of November A.D. 19 98 at 3:39 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 43176

FEE \$35.00

By Bernetha G. Letsch, County Clerk

