



98 JUL -7 P2 46

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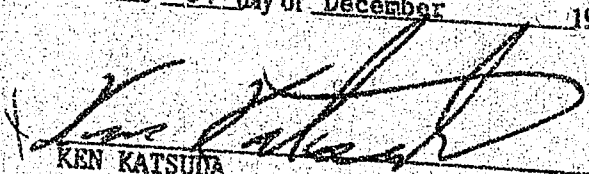
STATUTORY WARRANTY DEED

KEN KATSUDA

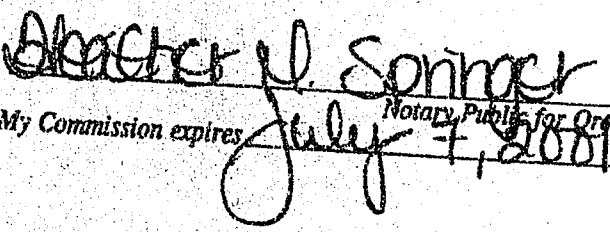
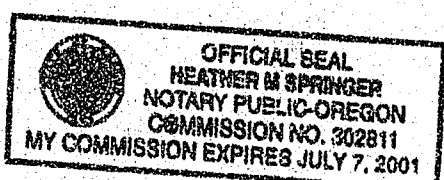
conveys and warrants to JACK POTAP AND SUSAN L. POTAP, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
LOT 12, TRACT 1301-BASIN VIEW ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 147,500.00 (Here comply with the requirements of ORS 93.030)Dated this 04 day of December 19 98
KEN KATSUDASTATE OF OREGON
County of KLAMATH eschutes ss.BE IT REMEMBERED, That on this 5th day of December 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named KEN KATSUDAknown to me to be the identical individual HE described in and who executed the within instrument and acknowledged to me that HE 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.


My Commission expires July 7, 2001
Notary Public for Oregon.Title Order No. K-53382
Escrow No. K53382D

After recording return to:

JACK POTAP450 HUNTER COURTKLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

JACK POTAP450 HUNTER COURTKLAMATH FALLS, OR 97601

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Titleon this 7th day of December A.D. 1998at 2:45 o'clock P. M. and duly recordedin Vol. M98 of Deeds Page 44615

Bernetha G. Letsch, County Clerk

By Bernetha Letsch
Fee, \$30.00

Deputy.