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98 DEC -9 AIO 50

MTC 46481-KR Vol. M98 Page 44886
WARRANTY DEED

JOHN RUSSELL WATERS and AMANDA LYNN WATERS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DENNIS P. RICHARDS and TRACY L. RICHARDS, 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:

The S1/2 of Lot 18, Block 6, ALTAMONT 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3050 CREST STREET, KLAMATH FALLS, OR 97633

Dated this 2nd day of December, 19 98

John Russell Waters
JOHN RUSSELL WATERS

Amanda Lynn Waters
AMANDA LYNN WATERS

STATE OF OREGON

SS. December 2 19 98

COUNTY OF KLAMATH

Personally appeared the above named

JOHN RUSSELL WATERS & AMANDA LYNN WATERS

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. MT46481-KR

Return to:

DENNIS P. RICHARDS
3050 CREST STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 9th day of December A.D., 1998
at 10:50 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 44886

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.