

71179

36 DEC -9 P3:12

MTC 46212-KR  
WARRANTY DEED

Vol. M98 Page 45055

BETTY A. MEYERS,

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

KATHLEEN A. COOK,

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 2 and 3 in Block 8 of KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING the Westerly 15 feet of said Lot 3 as per Property Line Adjustment 26-98 on file in the Office of the City of Klamath Falls Planning Department.

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 \$ 46,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9 MC LEAN STREET, KLAMATH FALLS, OR 97601

Dated this 7th day of December, 1998

Betty A. Meyers  
BETTY A. MEYERS

STATE OF OREGON ss. December 7 19 98

COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

BETTY A. MEYERS

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

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

ESCROW NO. MT46212-KR

Return to:

KATHLEEN A. COOK  
9 MC LEAN STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Amerititle  
on this 9th day of Dec A.D., 1998  
at 3:12 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 45055

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
Fee, \$30.00 Deputy.