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Vol. M98 Page 46430

STATUTORY WARRANTY DEED

LEROY D. STENSENG AND PATRICIA A. STENSENG

conveys and warrants to MATTHEW J. O'CONNOR AND LAWNA O'CONNOR, HUSBAND AND WIFE Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

The South 90 feet of Lot 545 of Block 127 MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the Northwest corner of said Lot 545 above described, running thence East along the South line of the alley 15 feet; thence South parallel with the West line of said Lot, 30 feet; thence West 15 feet; thence North 30 feet tot he place of beginning.

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 \$ 68,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of Dec. 1998

Leroy D. Stenseng
LEROY D. STENSENG

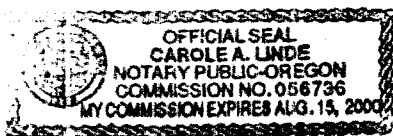
Patricia A. Stenseng
PATRICIA A. STENSENG

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 16 day of December, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LEROY D. STENSENG AND PATRICIA A. STENSENG

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY 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.



Carole A. Linde
Notary Public for Oregon.
My Commission expires 8/15/00

Title Order No. K-53405-C
Escrow No. K53405C

After recording return to:

MATTHEW J. O'CONNOR
2417 DARROW AVENUE
KLAMATH FALLS, OR 97601
Name, Address, Zip

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

MATTHEW J. O'CONNOR
2417 DARROW AVENUE
KLAMATH FALLS, OR 97601
Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 18th day of December A.D., 1998
at 3:22 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 46430

Bernetha G. Letsch, County Clerk

By Kathleen R. [Signature]

Fee, \$30.00

Deputy.