

NS

72105

'98 DEC 28 AM 1:20

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Elizabeth A. Durant

Grantor's Name and Address

Carol Tichenor, et al

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Bruce L. Durant

3483 Old Fort Road

Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Bruce L. Durant

3483 Old Fort Road

Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

K53495

WARRANTY DEED

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of December, 1998, at 11:20 o'clock AM, and recorded in book/reel/volume No. M98 on page 47242 and/or as fee/file/instrument/microfilm/reception No. 72105, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross, Deputy.KNOW ALL BY THESE PRESENTS that Elizabeth A. Durant

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Carol Tichenor as to a 1/3 interest and Nancy Perkins, as to a 1/3 interest, and Bruce L. Durant as to a 1/3 interest, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 2, Block 7, Bureker Place, Second Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and those apparent on the land

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

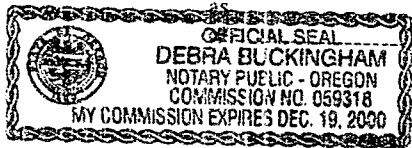
In witness whereof, the grantor has executed this instrument this 28th day of January, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Elizabeth A. Durant
Elizabeth A. Durant

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on January 28th, 1998, by Elizabeth A. Durant

This instrument was acknowledged before me on _____, 19____, by _____



Debra Buckingham
Notary Public for Oregon
My commission expires 12-19-2000