

MTC 46121-MS

WARRANTY DEED

GARY E. WELCH and BRENDA K. WELCH, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SANTIAGO R. MELGOZA & MARIA E. MELGOZA, husband and wife
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 66,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ~~2625 ALTIMONT DRIVE #14~~, KLAMATH FALLS, OR 97603
3630 Juverne Avenue

Dated this 23rd day of November, 1998.

Gary E. Welch
GARY E. WELCH

Brenda K. Welch
BRENDA K. WELCH

STATE OF Oregon SS. 11/23 19 98
COUNTY OF Klamath

Personally appeared the above named

GARY E. WELCH & BRENDA K. WELCH

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

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

(seal)

ESCROW NO. MT46121-MS

Return to:

SANTIAGO R. MELGOZA

~~2625 ALTIMONT DRIVE #14~~ 3630 Juverne Ave.
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lot 1 Block 1, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows: Beginning at the Northeast corner of Lot 1, Second Addition to Altamont Acres; thence Westerly along the Northerly line of said Lot 1, 142 feet to a point; thence Southerly and parallel to the Easterly line of said Lot 1, 131.5 feet to a point; thence Easterly and parallel with the Northerly line of said Lot 1, 142 feet to the Easterly line of said lot; thence Northerly along the Easterly line of said Lot 1, 131.5 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of December A.D., 19 98 at 11:15 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 47732.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross