

72340

98 DEC 30 P3:40

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Aspen
TITLE & ESCROW, INC.

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO. 02048869

Aspen Title & Escrow

AFTER RECORDING RETURN TO:

LARRY R. MITTNACHT

7333 S. SIDE-BY-PASS
KLAMATH FALLS, OR 97603

on this 30th day of December A.D., 1998
at 3:40 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 47905

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Rosa
Fee, \$30.00 Deputy:

EDWARD PUTMAN and NEDRA PUTMAN, husband and wife, hereinafter
called GRANTOR(S), convey(s) and warrants to LARRY R. MITTNACHT,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

LOT 2, BLOCK 8, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1 MAP 3809-19CC TAX LOT 3900

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$115,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of December, 1998.

Edward Putman
EDWARD PUTMAN

Nedra Putman
NEDRA PUTMAN

STATE OF OREGON, County of Klamath)ss.

On December 29, 1998, personally appeared Edward Putman and
Nedra Putman who acknowledged the foregoing instrument to be
their voluntary act and deed.

Trisha L. Powell
Notary Public for Oregon
My Commission Expires: 10/4/2002

