

72354

Aspen
TITLE & ESCROW, INC.

Vol. M98 Page 47946
98 DEC 31 AIO:50

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05048593
AFTER RECORDING RETURN TO:

U WANNA PROPERTIES
2650 WASHBURN WAY
KLAMATH FALLS, OR 97603

Aspen Title & Escrow
on this 31st day of December A.D., 1998
at 10:50 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 47946

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fec. \$30.00

Deputy

JERRY O. ANDERSON AND ELIZABETH A. ANDERSON, TRUSTEE UNDER
ANDERSON LIVING TRUST DATED OCTOBER 16, 1990, hereinafter
called GRANTOR(S), convey(s) to U WANNA PROPERTIES, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 8, Tract no. 1304, PLEASANT VISTA, in the County of
Klamath, State of Oregon.

CODE 43 MAP 3909-180

"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,

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
\$80,500.00.

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 24TH day of December, 1998.

JERRY O. ANDERSON AND ELIZABETH A. ANDERSON, TRUSTEE UNDER
ANDERSON LIVING TRUST DATED OCTOBER 16, 1990.

Jerry O. Anderson, Trustee
JERRY O. ANDERSON, TRUSTEE

Elizabeth A. Anderson, Trustee
ELIZABETH A. ANDERSON, TRUSTEE

Jerry O. Anderson, Individual
JERRY O. ANDERSON, INDIVIDUAL

Elizabeth A. Anderson, Individual
ELIZABETH A. ANDERSON, INDIVIDUAL

STATE OF OREGON, County of Klamath)ss.

On this 24th day of December, 1998,

Personally appeared the above named Jerry O. Anderson and
Elizabeth A. Anderson and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000

