

72402

98 DEC 31 P2:36

MTC 46849-KR
WARRANTY DEED

Vol. M98 Page 48067

WALTER L. MODEN and DONNA L. MODEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NANCY L. HANCOCK,

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:

Beginning at a point on the West line of Tract No. 6 of GIENGER'S HOME
TRACTS, 295 feet North of the Southwest corner of said Tract No. 6;
thence North along the West line of said Tract, a distance of 55 feet;
thence East at right angles a distance of 100 feet to the East line of
said tract; thence South along the East line of said Tract 55 feet;
thence West at right angles 100 feet to the point of beginning.

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 \$ 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2345 Hope St., Klamath Falls, OR 97603

Dated this 30th day of December, 1998

Walter L. Moden
WALTER L. MODEN

Donna L. Moden
DONNA L. MODEN

STATE OF OREGON

COUNTY OF KLAMATH

SS. December 30 19 98

Personally appeared the above named

WALTER L. MODEN & DONNA L. MODEN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT46849-KR

Return to:

NANCY L. HANCOCK
2345 Hope Street
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 31st day of December A.D., 1998
at 2:36 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 48067

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fec. \$30.00 Deputy.