

72487

MTC 46807-MS

WARRANTY DEED

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99 JAN -5 AM 17

KENNETH J. OLMSTEAD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

SCOTT MICHAEL MAHAN,

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:

THE NORTHEASTERLY 50 FEET OF LOTS 17 AND 18 IN BLOCK 27 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, BEING A RECTANGULAR PIECE OF LAND, 50 FEET WIDE AND 100 FEET LONG, FACING 50 FEET ON EARLE STREET, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 \$ 8,180.02.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1823 EARLE STREET, KLAMATH FALLS, OR 97601

Dated this 30th day of December, 19 98

  
KENNETH J. OLMSTEAD

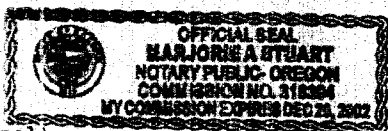
STATE OF Oregon

COUNTY OF Klamath

SS. December 30 19 98

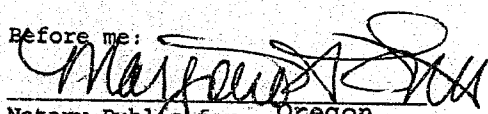
Personally appeared the above named Kenneth J. Olmstead

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

  
Notary Public for Oregon  
My commission expires 12-20-02

ESCROW NO. MT46807-MS

Return to:

SCOTT MICHAEL MAHAN  
1823 EARLE STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 5th day of January A.D., 19 99  
at 11:17 o'clock AM and duly recorded  
in Vol. M99 of Deeds Page 163

Linda Smith, County Clerk

By Richard R. Ross

Deputy.

Fee, \$30.00