

74583

MTC 47096-KC

WARRANTY DEED

Vol. 1149 Page 5100

99 FEB 12 AM 1:36

THOMAS N. SALTER and BARBARA A. SALTER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DURINDA RHODES,

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:

LOT 3 IN BLOCK 5 OF SECOND ADDITION TO WINEMA GARDENS, 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 \$ 102,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3927 BISBEE STREET, KLAMATH FALLS, OR 97603

Dated this 5th day of February, 1999

Return to:
Durinda Rhodes
3927 Bisbee St.
K. Falls, OR. 97603

Thomas N. Salter
THOMAS N. SALTER

Barbara A. Salter
BARBARA A. SALTER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Placer

On February 5, 1999 before me, Janice Hans, Notary Public, personally
appeared Thomas N. Salter and Barbara A. Salter
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to
the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their
authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Janice Hans
Janice Hans



My commission expires 1/18/2000

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Amerititle the 12th day
of February A.D., 1999 at 11:36 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 5100

Linda Smith, County Clerk

FEE \$30.00

by Kathleen Ross