



99 APR 30 PM 3:36

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WARRANTY DEED STATE OF OREGON,
County of Klamath

Filed for record at request of:

ASPEN TITLE ESCROW NO. 02042087

AFTER RECORDING RETURN TO:

Mr. & Mrs. Gaby

7615 BOOTH
K Falls DR 97603On the 30TH day of APRIL A.D. 1999
at 3:36 o'clock P M., and duly recorded
in Vol. M99 of DEEDS on Page 16535.

Linda Smith, County Clerk

By Linda Smith DeputyUNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, 30.00
SAME AS ABOVE

Debbie L. Odum and Susan L. Odum, hereinafter called the GRANTORS, do hereby grant, sell, convey and warrant to Stephen Jay Gaby and Angela D. Gaby, hereinafter called GRANTEE(S), all the real property located in the County of Klamath, State of Oregon, described as:

Parcel 3 of Land Partition 42-02, being a portion of Block 10 of Junction Acres, situated in the NE 1/4 of Section 10, Township 33 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 13 MAP 3910-780 TAX LOT 1000

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY ACQUIRED BY THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD VIEW THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO LET OF APPROVED USES AND TO DETERMINE ANY LIMITS ON LANGUAGE REGARDING FLOODING OR FOREST PRACTICES AS PRESENT IN OUR RECORDS."

and covenant(s) that grantor, to be owner of the above described property free of all encumbrances except covenant, conditions, restrictions, reservations, rights or rights of way, and interests of record, if any, and apparent upon the land, and will warrant and defend the same against all persons who lawfully claim the same, except as shown above.

The true and actual consideration for this transaction is \$185,000.00.

In testimony whereof, the grantor has executed this instrument, signed, sealed, and delivered in the presence of the following witnesses, including the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument, this 30th day of April, 1999.

Debbie L. Odum
Debbie L. Odum

Susan L. Odum
Susan L. Odum

STATE OF OREGON, County of Klamath) ss.

On April 30, 1999, personally appeared before me, the undersigned, the said Debbie L. Odum and Susan L. Odum, who acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.

Witness my hand and official seal this 10th day of May, 1999.
Notary Public for Oregon
By Commission Expires: 10/4/2002

