

99 May 14 AM 12:24

MT47964-MS  
WARRANTY DEED

Vol. M99 Page 19273

STEPHEN F. COOK,

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

AARON L. CARLSON and SABRINA L. CARLSON, husband and wife,

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 18 IN BLOCK 10 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,  
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 30.900.

The true and actual consideration for this conveyance is \$ 103,000.00.

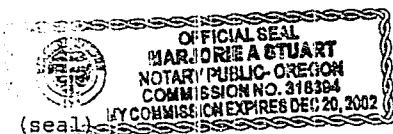
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5453 GLENWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 11th day of May, 19 99


  
STEPHEN F. COOK

STATE OF Oregon SS. May 11 19 99  
COUNTY OF Klamath  
Personally appeared the above named Stephen F. Cook

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

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

ESCROW NO. MT47964-MS

Return to:

AARON L. CARLSON  
5453 GLENWOOD DRIVE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 5/14/99, at 11:24 am  
at the referenced page, Vol. M99  
Linda Smith, County Clerk  
Fee \$ 30.00

