

CAROL E. STEPHENS, who acquired title as CAROL E. STEVENS, hereinafter called grantor, convey(s) to RAYMOND H. CANNON

all that real property situated in the County of Klamath State of Oregon, described as:

The Southeasterly 40 feet of Lot 1, Block 50 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Southeasterly corner of said Lot 1, being the corner of Fifth Street and the alley; thence Northwesterly along Fifth Street, 40 feet; thence Southwesterly parallel to Washington Street 53.2 feet, more or less, to the Westerly line of said Lot 1; thence Southeasterly along said Westerly line 40 feet to the line of the alley; thence North-easterly along said alley line, 53.2 feet to the point of beginning.

SUBJECT TO:

1. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$4,800.00

Dated : July 18, 1984
Recorded : August 6, 1984 Book: M-84 Page: 28222
Trustor : The Heirs and Devisees of Erma E. Avent, Deceased
Trustee : William Ganong, Jr.
Beneficiary : Lillian Stewart,
which Grantee herein does not assume nor agree to pay.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 10,000.00 *

Dated this 15th day of November, 19 84.

Carol E. Stephens

STATE OF OREGON, County of Klamath) ss.

November 15, 19 84 personally appeared the above named Carol E. Stephens and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me

W. Gordon D. Addington
Notary Public for Oregon

My commission expires: 3-22-85

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Carol E. Stephens
TO
Raymond H. Cannon

After Recording Return to:
Raymond H. Cannon
2220 Laurel Street
Klamath Falls, OR 97601

STATE OF OREGON,)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the 21st day of November, 1984, at 3:31 o'clock P.M. and recorded in book M84 on page 19751 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk Title

By *Bernetha S. Heloich* Deputy

Fee \$4.00 Index 1.00