

Until a change is requested all tax statements shall be sent to the following address: ALBERT & BERNETHA LETSCH

907 WIZARD ST. KLAMATH FALLS, OR 97603

## WARRANTY DEED

Howard T. Kellison and Mildred D. Kellison, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain sell and convey unto Albert Letsch and Bernetha G. Letsch, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Government Lot 2, Section 3, Township 39 South, Range 11 EWM, Klamath County, Oregon more particularly described as follows:

Beginning at the SW corner of said lot 2 (CN 1/16 corner); thence N00 15'00" W, along the west line of said lot 2, 145.05 feet to a 5/8" iron pin with a Westvold and Assoc. plastic cap on the southwesterly side of an irrigation canal; thence S44 14'24"E, along said canal, 201.57 feet to a point on the south line of said lot 2 as marked by a 5/8" iron pin with Westvold and Assoc. plastic cap; thence S89 44'24" W 140.00 feet to the point of beginning, containing 0.233 acres and with bearings based on recorded survey No. 4274 at the Klamath County Surveyors Office.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that the above-granted premises is free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$250.00

IN WITNESS WHEREOF, the Grantors have executed this instrument this 7 day of Mar, 1988.

Howard T. Kellison  
Mildred D. Kellison

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Before me this 7 day of March, 1988, personally appeared the above-named Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.

D. Douglas R. Rutledge  
Notary Public for Oregon  
My Commission Expires: April 1, 1990

(S E A L)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Howard T. Kellison the 7th day of March A.D., 19 89 at 2:11 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 3905.

FEE \$8.00

Evelyn Biehn County Clerk

By D. Douglas R. Rutledge