

98634

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-WARRANTY DEED-

GERTRUDE E. RIKER, who took title as GERTRUDE E. PADDOCK, Grantor, conveys and warrants to O. C. WEBB-BOWEN and MARIE R. WEBB-BOWEN, husband and wife, Grantees, the following described real property, situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein, to-wit:

All that portion of NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North of the Southern Pacific Railway right of way described as follows: Beginning at the intersection of the North line of the Southern Pacific Railroad right of way and the West line of Biehn Street; thence Northerly 75 feet along the West line of Biehn Street to the place of beginning; thence 200 feet Westerly parallel to the Southern Pacific Railway; thence Northerly 200 feet parallel to tangent of Biehn Street; thence Easterly parallel to the Southern Pacific Railway right of way to Biehn Street; thence Southerly along the line of Biehn Street to the place of beginning.

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) Reservations, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this conveyance is Fifty Thousand and No/100ths (\$50,000.00) DOLLARS.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantees at: P. O. Box 1600, Klamath Falls, OR 97601.

DATED this 30 day of March, 1989.

Gertrude E. Riker

STATE OF OREGON)

County of Klamath)

ss. March 30, 1989.

Personally appeared the above-named GERTRUDE E. RIKER, who took title as GERTRUDE E. PADDOCK and acknowledged the foregoing instrument to be her voluntary act. Before me:

Cheryl Brooks
Notary Public for Oregon

My Commission expires: 1-20-92
STATE OF OREGON.

County of Klamath ss.

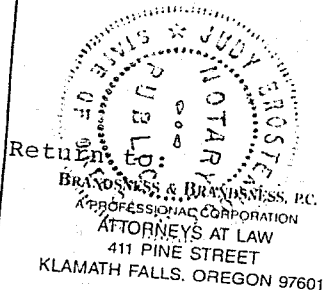
Filed for record at request of:

Brandsness & Brandsness
on this 31st day of March A.D., 19 89
at 11:50 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 5425.
Evelyn Biehn
County Clerk

By Debra M. Mendenhall

Fee, \$8.00

Deputy.



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