

Until a change is requested, all tax statements shall be sent to the following address: RECORDS SECTION, CLATSOP COUNTY, ASTORIA, OREGON 97103

WARRANTY DEED

NANCY S. CLOSSON, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto KENNETH B. GRIGSBY and DONNA K. L. GRIGSBY, 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 Lot 4 in the SE-1/4 of SE-1/4 of Section 16, Township 33 South, Range 7-1/2 East of the Willamette Meridian.

Beginning at the intersection of the North line of "A" Street and the West line of Reserve Street; thence Northwesterly along the West line of Reserve Street 68 feet more or less to the Southeast corner of a tract of land conveyed by deed recorded December 5, 1927 in Volume 79, page 196; thence West along the South line of said deed and its extension 125 feet; thence South at right angles to the North line of "A" Street; thence East along said North line to the point of beginning.

SUBJECT TO: (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(2) Right of Way for pole line, including the terms and provisions thereof (limited to 10 feet wide) for electrical transmission on West side of Crater Lake Highway conveyed to California Oregon Power Company, recorded November 3, 1927 in Deed Volume 53 at page 79.

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

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that she is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor 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.

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.

'89 AUG 1 PM 3 33

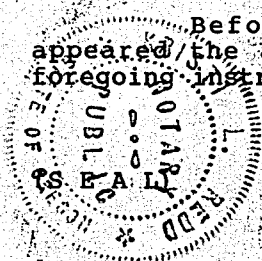
The true and actual consideration paid for this transfer is \$22,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of October, 1984.

Nancy S. Closson
Nancy S. Closson

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 11th day of October, 1984, personally appeared the above-named NANCY S. CLOSSON, and acknowledged the foregoing instrument to be her voluntary act and deed.



Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/87

AFTER RECORDING, RETURN TO:

Michael L. Brant

725 Main

Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Michael L. Brant
on this 1st day of Aug. A.D., 1989
at 3:33 o'clock PM. and duly recorded
in Vol. M89 of Deeds Page 14163
Evelyn Biehn County Clerk
By Pauline M. McClendon
Deputy.

Fee, \$13.00