



K-42051  
**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

ARTHUR BREITENSTEIN AND ELLEN BREITENSTEIN, Grantor,

conveys and warrants to KATHY J. MCGRATH, Grantee,

the following described real property in the County of KLAMATH and State of Oregon:

Lot 4 and the Southwesterly 16 feet of Lot 3 in Block 16 of First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 24,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 2nd day of February 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Arthur Breitenstein  
 ARTHUR BREITENSTEIN

Ellen Breitenstein  
 ELLEN BREITENSTEIN

STATE OF OREGON, County of Klamath ss.  
 The foregoing instrument was acknowledged before me  
 this 2nd day of February 19 90  
 by ARTHUR BREITENSTEIN AND  
ELLEN BREITENSTEIN

Debra B. Bingham  
 Notary Public for Oregon  
 My commission expires: 12-19-92

After recording return to:  
 Kathy J. McGrath  
 1534 Crescent Ave.  
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same As Above

**CORPORATE ACKNOWLEDGEMENT**

STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ and  
 by \_\_\_\_\_  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

Notary Public for Oregon

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Klamath County Title Co.  
 on this 6th day of Feb. A.D. 19 90  
 at 9:50 o'clock AM. and duly recorded  
 in Vol. M90 of Deeds Page 2404  
Evelyn Biehn County Clerk  
 By Pauline Muelenders Deputy.

Fee, \$28.00