

MC 25357

## -WARRANTY DEED-

JOY KATHLEEN STOUT, Grantor, conveys and warrants to THOMAS J. WADE and MARY DOREEN WADE, as tenants by the entirety, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Beginning forty (40) feet Northwesterly along the Westerly Line of 9th Street in the City of Klamath Falls, Oregon, from the most Easterly corner of Block 52, NICHOLS ADDITION to Linkville (now city of Klamath Falls) being the corner of 9th Street and closed Canal (now Washington) Streets; thence Southwesterly at right angles to 9th Street 124 feet; thence Northwesterly and parallel to 9th Street 40 feet; thence Northeasterly and at right angles to 9th Street 124 feet; thence Southeasterly along said Westerly line of 9th street 40 feet to place of beginning, being part of Lots 1 and 2, Block 52 NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO AND EXCEPTING:

(1) Taxes for the fiscal year 1990-1991, a lien, due and payable. Original amount: \$730.58 plus interest. Account No. 3809 029DC 16200, Key No. 369443.

(2) An easement created by instrument, subject to the terms and provisions thereof, Dated: August 15, 1918, Recorded: June 6, 1919, Volume 56, page 338, Deed Records of Klamath County Oregon, for "an easement four feet wide off the southeasterly side of said premises for use, together with similar strip from adjoining property, as driveway from Ninth Street, which said easement shall run with the above described premises."

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1,000.00, and full satisfaction of that promissory note dated September 6, 1990.

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: 1725 Cooper Drive, Santa Rosa, Ca. 95404.

Dated this 26<sup>th</sup> day of April, 1991.

Joy Kathleen Stout

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STATE OF NEVADA

County of Washoe ) ss. April 26, 1991.

Personally appeared the above-named Jay Kathleen Stout and  
 acknowledged the foregoing instrument to be a voluntary  
 act. Before me:

Tania L. Maffett  
 Notary Public for Nevada  
 My Commission expires: Jan 2, 1995



After Recording Return to:  
 Brandsness & Brandsness, P.C.  
 411 Pine Street  
 Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day  
 of April A.D., 19 91 at 3:58 o'clock PM., and duly recorded in Vol. M91,  
 of Deeds on Page 7937.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mulholland