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WARRANTY DEED (INDIVIDUAL)

ELIZABETH A. KLAHN

convey(s) to JAMES M. NOUD and CORTIE NOUD, husband and wife, hereinafter called grantor, County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

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

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 36,250.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) in construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17th day of September, 1991.

Elizabeth A. Klahn

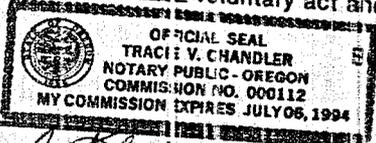
STATE OF OREGON, County of Klamath, 1991 ss.

Personally appeared the above named

ELIZABETH A. KLAHN

Instrument to be HER voluntary act and deed.

and acknowledged the foregoing



Notary Public for Oregon, My Commission Expires: 7-6-94

Grantor's Name and Address: Elizabeth A. Klahn, 1965 Huron St., Klamath Falls, OR 97601

Grantee's Name and Address: James M. & Cortie R. Noud, 1108 Marquette St., Klamath Falls, OR 97601

After recording return to: Klamath Trust Services, 540 Main St., Klamath Falls, OR 97601

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

STATE OF OREGON, County of ss. I certify that the within instrument was received for record on the day of 19 at o'clock M. and recorded in book/vol/volume No. page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County affixed. By NAME TITLE Deputy

EXHIBIT "A"

All that part of lot 11, Block 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Southerly corner of said Block 11, marked by an iron pipe on the Northerly line of Alameda Street and Westerly line of Mon Claire Street; thence along Westerly line of Mon Claire Street 45.2 feet; thence Northwesterly parallel to the Northerly line of Lot 11 of said Block 11, 102.3 feet, more or less to the Westerly line of said Lot 11; thence Southwesterly along Westerly line of said Lot 11 41.7 feet to the Northerly line of Alameda Street; thence Southeasterly along the Alameda Street to the point of beginning. Situated in the SE 1/4 SE 1/4 Section 29, Township 38 South, Range 9 East of the Willamette Meridian, LESS ten foot alley along the North end of said lot.

CODE 1 MAP 3809-2911D TL 5200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of Sept. A.D., 19 91 at 3:29 o'clock P. M., and duly recorded in Vol. M91
of Deeds on Page 19069

FEE \$33.00

Evelyn Blehn · County Clerk

By Pauline Mulender