38482

Aspen TITLE & ESCROW, INC.

#01037840

WARRANTY DEED

AFTER RECORDING RETURN TO:
JACKIE JOAN GIFFORD
C/O P.O. BOX 7475
KLAMATH FALLS, OREGON 97602

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

'91 DEC 10 PM 3 42

MILES R. GIFFORD, hereinafter called GRANTOR, conveys to JACKIE JOAN GIFFORD, hereinafter called GRANTEE, all that real property situated in the County of KLAMATH, State of Oregon, described as:

PARCEL 1:

A tract of land situated in the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.0 feet and North 1 degree 02' West a distance of 177.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 490.0 feet to an iron pin; thence North 1 degree 02' West a distance of 88.9 feet to an iron pin; thence South 89 degrees 40' West a distance of 490.0 feet to an iron pin; thence South 1 degree 02' East a dsitance of 88.9 feet more or less to the point of beginning.

PARCEL 2:

A tract of land situated in the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.0 feet and North 1 degree 02' West a distance of 88.9 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 490.0 feet to an iron pin; thence North 1 degree 02' West a distance of 88.9 feet to an iron pin; thence South 89 degrees 40' West a distance of 490.0 feet to an iron pin; thence South 1 degree 02' East a distance of 88.9 feet more or less, to the point of beginning.

CODE 41 MAP 3909-10AA TL 1900

"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 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 upon 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 LOVE AND

Continued on next page

AFFECTION.

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 9th day of December, 1991.

Miles R. Gifford

MILES R. GIFFORD

STATE OF OREGON, County of KLAMATH)ss.

ON December 10, 1991, personally appeared the above named MILES R. GIFFORD and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Charlotte Horez
Notary Public for OREGON
My Commission Expires: September 20, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day of Dec. A.D., 19 91 at 3:42 o'clock P.M., and duly recorded in Vol. M91, of Deeds on Page 25795.

Evelyn Biehn . County Clerk
By Paulene Muelhauser

FEE $33.00