



39616

Aspen
TITLE & ESCROW, INC.

"A" Y18THX3

ATE 02037963
WARRANTY DEED

AFTER RECORDING RETURN TO: JAMES P. O'KEEFE

5503 Walton Dr

Klamath Falls, OR 97603

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

PHYLLIS A. HUFFMAN hereinafter called GRANTOR(S), convey(s) to JAMES P. O'KEEFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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 \$55,900.00.

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 2nd day of December, 1992.

Phyllis A. Huffman
PHYLLIS A. HUFFMAN

STATE OF OREGON, County of KLAMATH)ss.

January 7, 1992

personally appeared the above named PHYLLIS A. HUFFMAN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, *Andrea Handsher*
Notary Public for OREGON
My Commission Expires: 7/23/93

1992 JAN 9 AM 11 27

EXHIBIT "A"

PARCEL 1:

The following described real property in Klamath County, Oregon:

Beginning at a point 285 feet East of the Northwest corner of Block 50A; thence South 300 feet; thence East 142 1/2 feet; thence North 300 feet; thence West 142 1/2 feet to the point of beginning, in the East Bonanza Addition to the Town of Bonanza, Oregon, as per the recorded plat thereof in the office of the County Clerk of Klamath County Oregon.

TOGETHER WITH that portion of Vacated River Street which inures to said property.

PARCEL 2:

The Westerly 285 feet of Block 50A in East Bonanza, City of Bonanza, County of Klamath, State of Oregon.

TOGETHER WITH that portion of Vacated Teddy Street and that portion of Vacated River Street which inures to said property."

PARCEL 3:
Beginning at a point 1,200 feet west and 810 feet north of the southeast corner of Section 10, in Township 39 South of Range 11 East of the Willamette Meridian, in Klamath County, State of Oregon; thence, South 300 feet; thence West 145 feet; thence, North 300 feet; thence, East 145 feet to the place of beginning.

TOGETHER WITH that portion of Vacated Teddy Street which inures to said property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day of Jan. A.D., 19 92 at 11:27 o'clock A.M., and duly recorded in Vol. M92, of Deeds on Page 512.

FEE \$33.00

Evelyn Biehn. County Clerk

By Pauline Mullendore