

WARRANTY DEED  
MTZ 28534-KR

MOUNTAIN TITLE COMPANY

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

45,900.00

Actual consideration paid for this transfer, stated in terms of dollars, is \$

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$45,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of November, 1997, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Laura Louise Bothman  
 LAURA LOUISE BOTHMAN

STATE OF ~~OREGON~~ WASHINGTON )  
County of Spokane ) ss.  
November 9, 19 92.

Personally appeared the above named \_\_\_\_\_  
**LAURA LOUISE BOTHMAN**

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ her \_\_\_\_\_ voluntary act and deed.

Before me: Cynthia Smith  
Notary Public for ~~Oregon~~ Washington  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

STATE OF OREGON,

ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County \_\_\_\_\_ affixed.

LAURA LOUISE BOTTMAN  
3329 ADMIRALTY WAY  
LYNNWOOD, WA 98037

GRANTOR'S NAME AND ADDRESS  
JACK B. SHEEHAN and JEAN E. SHEEHAN  
239 ALAMEDA AVENUE  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Other recording return to:

JACK B. SHEEHAN and JEAN E. SHEEHAN  
239 ALAMEDA AVENUE  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

**JEAN B. SHEEHAN and JEAN E. SHEEHAN**  
**239 ALAMEDA AVENUE**  
**KLAMATH FALLS, OR 97601**

NAME, ADDRESS, ZIP

**MOUNTAIN TITLE COMPANY**

By \_\_\_\_\_ Recording Officer  
Deputy



MTC No.: 28674-KR

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lot 15, Block 42 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the extreme Southeast corner of Lot 14, Block 42 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, as duly recorded and platted; thence North 37 degrees 1' East 150.4 feet along the Southerly and Easterly line of said Lot 14, Block 42, Hot Springs Addition; thence South 54 degrees 52' East 43.4 feet along the Southerly line of the alley through Block 42, Hot Springs Addition; thence South 35 degrees 8' West 150.4 feet; thence North 54 degrees 52' West 48.7 feet along the Northeasterly line of Alameda to the point of beginning all being in the SE1/4 SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 13th day  
of Nov. A.D., 19 92 at 9:23 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 26907.  
Evelyn Biehn, County Clerk  
By *Pauline M. Miller*

FEE \$35.00