'98 JUH 4 FH 3 37

#01039918 WARRANTY DEED Vol<u>mg3</u> Page 12959

AFTER RECORDING RETURN TO: M.L. STEWART, INC. 1763 Washburn Way Mamath Falls, OR 97603

E & ESCROW, INC.

62561

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

JOHN E. PUTNAM and ROSE ELLA PUTNAM, husband and wife, hereinafter called GRANTOR(S), convey(s) to M.L. STEWART, INC., an Oregon corporation, 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 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 \$135,000.00.

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 3rd day of June, 1993.

hnb S actual A JOHN E. PUTNAM

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ase Ella Vu nam ROSE ELLA PUTNAM

OFFICIAL SEAL MARLENE T. ADDINGTON NOTARY PUBLIC - OREGON COMMISSION NO. 022238 NY COMMISSION EXPIRES MAR 22, 1997

STATE OF OREGON, County of Klamath)ss.

On June 4/2, 1993, personally appeared the above-named JOHN E. PUTNAM and ROSE ELLA PUTNAM and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: <u>4</u>1 arlene dinoto Notary Public for Oregon

My Commission Expires: March 22, 1997. ()

EXHIBIT "A"

12960

Lot H of the Subdivision of Tract No. 24, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon.

LESS AND EXCEPTING a 10 foot strip along the Southerly side thereof conveyed to Klamath County for sidewalk purposes, said deed dated February __, 1936, recorded February 13, 1936 in Book 105 at Page 623, Deed Records of Klamath County, Oregon, and LESS that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed dated April 10, 1946, recorded April 23, 1946 in Book 188 at Page 74, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of State Highway 39 (140) (Klamath Falls-Lakeview Highway).

CODE 41 MAP 3909-3BD TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: SS.

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of June	A.D., 19 _93 i	at	on Page <u>12959</u>	프로그램 가격에서 물기가 입니다. 옷이
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FEE \$33.00	이 집에는 것은 것은 것을 많을 것을 같다.	철말 집에 관련되었는 것이 집에 가장 관계에 가지 않는 것	한 승규는 것이 많이 많이 많이 많이 많다.	사람은 영국에 가지 않는 것이 같이 많이