

66040

Vol. 93 Page 1983340003 ATC  
WARRANTY DEED

THIS INDENTURE WITNESSETH, that IRA CLAYTON HEATH and VIOLA E. HEATH, hereinafter known as Grantor, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto DANIEL LEE EDDY, Trustee of the EDDY LIVING TRUST, hereinafter known as Grantee, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2, Block 99, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BB TL 200

Subject to:

1. Easements, Rights of Way of record, and those apparent on the land.
2. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Buena Vista Addition of the City of Klamath Falls.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee it's successors and assigns. And the said grantors do hereby covenant, to and with the said grantee and it's assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of August, 1993.

VIOLA E. HEATH

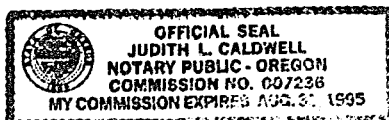
*Ira Clayton Heath Attorney in Fact*  
By: For Viola E. Heath  
IRA CLAYTON HEATH, Attorney in Fact  
for VIOLA E. HEATH

*Ira Clayton Heath*  
IRA CLAYTON HEATH

STATE OF OREGON       )  
                                  ) SS  
County of Klamath     )

Dated: August 10, 1993.

Personally appeared the above named IRA CLAYTON HEATH and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



*Judith L. Caldwell*  
Notary Public for Oregon

My Commission Expires: 8-31-95

WILLIAM L. SISEMORE  
Attorney at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601

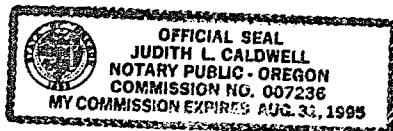
503/882-7229  
O.S.B. #70133

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STATE OF OREGON )  
 ) SS  
 County of Klamath )

Dated: August 10, 1993.

Personally appeared IRA CLAYTON HEATH who, being duly sworn, did say that he is the attorney in fact for VIOLA E. HEATH and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal. Before me:



*Judith L. Caldwell*  
 Notary Public for Oregon  
 My Commission Expires: 8-31-95

After recording return to:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
 Loan #0100443346

Until a change is requested,  
 send all tax statements to:

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

STATE OF OREGON )  
 County of Klamath ) SS  
 I certify that the within instrument was  
 received for record on the 10th day of  
Aug., 19 93, at 11:39 o'clock  
A. M., and recorded in book M93 on page  
19833 Record of Deeds of said county.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 BY Debra M. Mueland Deputy

Fee \$35.00