WARRANTY DEED

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AFTER RECORDING RETURN TO:

LOUISE CAROL WILLIAMS 1607 CRESCENT AVENUE KLAMATH FALLS, OR 97601

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

RICHARD A. RASMUSSEN and DONNA L. RASMUSSEN, husband and wife hereinafter called GRANTOR(S), convey(s) to LOUISE CAROL WILLIAMS hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described

All that portion of Lots 7 and 8, Block 19, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 7 at the corner of Crescent Avenue and Manzanita Street; thence Easterly along the North line of Manzanita Street 75 feet; thence Northerly at right angles to Manzanita Street 75 feet to a point; thence Westerly and parallel with Manzanita Street to the East line of Crescent Avenue; thence Southerly along the East line of Crescent Avenue, to the point of beginning.

CODE 1 MAP 3809-29AD TL 9100

"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, PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.

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 \$60,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument day of January 1994. this

RICHARD A. RASMUSSEN

STATE OF IDAHO, County of Talo

On this day of January, 1994,

Personally appeared the above named RICHARD-A. RASMUSSEN and DONNA LY RASMUSSEN and acknowledged the foregoing instrument to be their voluntary act and deed.

(O.O.) Before me لى Notary Public for Idaho My Commission Expires:

Marie (s

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Filed for record at request of _ Aspen Title Co. 10th the . day of _____Jan___ _ A.D., 19 <u>94</u> at 3:21 o'clock P M., and duly recorded in Vol. M94 Deeds on Page <u>954</u> Evelyn Biehn, Commy Chark By Staule in Mullenglase

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