

KLAMATH COUNTY TITLE COMPANY

04-03-95P03:32 RCVD

Vol. 195 Page 8070

K-47816
STATUTORY WARRANTY DEED
(Individual or Corporation)

GENE BYRNES AND BILLEE SCHRIEBER

conveys and warrants to NOLAN SOUTH AND WILMA SOUTH, HUSBAND AND WIFE, Grantor,
the following described real property in the County of KLAMATH and State of Oregon.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON:

PARCEL 1: LOTS 4,5,6,7,8 and 9 IN BLOCK 25 CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2: A PARCEL OF LAND BEING A PORTION OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, SAID POINT BEING THE INTERSECTION OF SAID SOUTH LINE AND THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF QUARRY STREET; THENCE WEST 120.00 FEET ALONG SAID SOUTH LINE; THENCE S. 00°06'00" W. 50.00 FEET; THENCE EAST 120.00 FEET, ALONG A LINE PARALLEL WITH AND 50 FEET SOUTHERLY FROM THE SOUTH LINE OF CHELSEA ADDITION, TO THE WESTERLY RIGHT OF WAY LINE OF QUARRY STREET; THENCE N.00°06'00" E. 50.00 FEET TO THE POINT OF BEGINNING.

This property is free of liens and encumbrances, EXCEPT:
SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

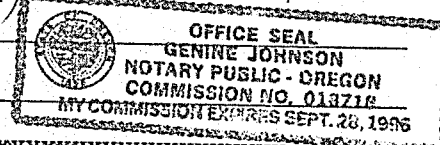
The true consideration for this conveyance is \$ 55,000.00 (Here comply with the requirements of ORS 93.030*).

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 29th day of March 19 95 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Gene Byrnes
GENE BYRNES

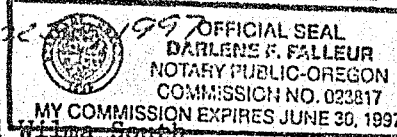
Billie Schrieber
BILLEE SCHRIEBER



STATE OF OREGON, County of MARION)ss.
The foregoing instrument was acknowledged before me
this 29th day of MARCH 19 95
by GENE BYRNES

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 3rd day of April 19 95
by BILLEE SCHRIEBER and

Darlene F. Falleur
Notary Public for Oregon
My commission expires: June 30, 1997



Genine Johnson
Notary Public for Oregon
My commission expires: September 28, 1996

After recording return to:
Nolan South and Wilma South
402 TORREY STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

Nolan South and Wilma South
402 TORREY STREET
KLAMATH FALLS, OR 97601

THIS SPACE RESERVED FOR RECORDER'S USE

0508

8071

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 3rd day
of April A.D., 19 95 at 3:33 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 8070.

FEE \$35.00

By Bernetha G. Leisch, County Clerk