

MTC 35016DS

06-19-95P03:22 RCV Vol. 1195 Page

VIDELL A. HICKS,

Grantor(s) hereby grant, bargain, sell and convey to

ROSS ANELLO and RITA ANELLO, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 30,000.00.

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

Dated this 19th day of June, 1995

Videll A. Hicks
VIDELL A. HICKS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

ss. June 19 95

COUNTY OF Klamath

Personally appeared the above named Videll A. Hicks

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

ROSS ANELLO

1636 Blue Pool Way

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of SW1/4 NW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, begin more particularly described as follows:

Beginning at an iron pin at which point the Easterly line of SW1/4 NW1/4 of Section 34 intersects the Northerly line of Chocktoot Street; thence Northwesterly along the Northerly line of Chocktoot Street to a point which marks the intersection of the Northerly line of Chocktoot Street and the Southeasterly line of Woodland Avenue; thence Northeasterly along the Southeasterly line of Woodland Avenue to its intersection with the East line of SW1/4 NW1/4 of Section 34; thence South along said East line to point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day
of June A.D., 19 95 at 3:22 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 16026

FEE \$35.00

By Bernetha G. Leitch County Clerk