

NA 3033

WARRANTY DEED

Vol 195 Page 18786

KNOW ALL MEN BY THESE PRESENTS, That

Deanna Montgomery

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Osa Villa Burgess

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit: my half of partnership with Osa Villa Burgess, For a portion of Lot 355, Block 123, Mills Addition to the City of Klamath Falls, said parcel being more particularly described as follows:

Beginning at the south east corner of the intersection of Home Ave. with Division St; thence easterly along the south line of Home Ave. a distance of 200ft. thence southerly at right angles to Home Ave, to the North line of the alley running through said Block 123;

OVER

- continued on reversed side -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Deanna Montgomery
Osa Villa Burgess

and that

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.20

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). Ⓢ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

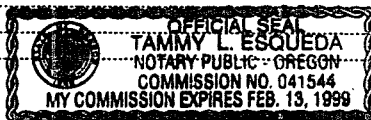
In Witness Whereof, the grantor has executed this instrument this 20th day of July, 19 95;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Deanna Montgomery
X Osa Villa BurgessSTATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on 7/20, 19 95,
by DEANNA MONTGOMERY & OSA VILLA BURGESS

This instrument was acknowledged before me on _____, 19____,
by _____

as _____
of _____

Tammy S. Esqueda

Notary Public for Oregon

My commission expires 2-13-99

Deanna Montgomery
2342 Home Ave
Klamath Falls, O.R. 97601

Grantor's Name and Address

Osa Villa Burgess
2344 Home Ave
Klamath Falls, O.R. 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Osa Villa Burgess
2344 Home Ave
Klamath Falls, O.R. 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Osa Villa Burgess
2344 Home Ave
Klamath Falls, O.R. 97601

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

335-24

18787

thence easterly along to North Line of said Alley a distance of 85 feet; which said point is the southeast corner of that certain parcel of property described in Deed recorded in Volume 283 at page 428 and volume 1479 page 8765, deed records of Klamath County, Oregon, and which said point is the True Point of beginning of the property herein conveyed; thence Easterly along the North Line of said Alley a distance of 30 feet; thence northerly at right angles to said North Line of Alley to the South Line of the right of way of the main canal of the U.S.R.S.; thence North westerly along the said southerly Line of said canal right of way to a point which is perpendicular to the point of beginning, and which said point is on the Easterly Boundary Line of that parcel of property Described in Deed recorded in Volume 283 at page 428 and volume 1479 Page 8765, Deed records of Klamath County, Klamath Co., Or.; thence southerly to the point of beginning.

this gives full ownership and dissolves any and all partnership on the above described property, leaving Osavilla Burgess, the Grantee, the sole and only owner of this property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 20th day
of _____ July _____ A.D., 19 95 at 11:29 o'clock A _____ M., and duly recorded in Vol. _____ M95
of _____ Deeds _____ on Page 18786

FEE \$35.00

By Bernetha G. Letsch County Clerk
Lynette Chittay