

STATUTORY WARRANTY DEED

Bruce Huffman, a single man as Grantor, conveys and warrants to William and Evelene Huffman, as Grantees, the following described real property, free from encumbrances except those specifically set forth herein:

The Westerly 44.2 feet of the S $\frac{1}{2}$ of Lot 2, Block 46, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning on the Northerly line of the unnamed street between Block 46 and Block 51 at the Southwesterly corner of said Lot 2; thence Northeasterly along the line of the said street 44.2 feet; thence Northwesterly and parallel with Sixth Street, 55 feet; thence Southwesterly and parallel with aforesaid unnamed street 44.2 feet to the Westerly line of said Lot 2; thence Southeasterly along said line of said Lot 2, 55 feet to the place of beginning, being a part of Lot 2, Block 46 of FIRST ADDITION to the City of Klamath Falls, Oregon.

ALSO the Southeasterly 60 feet of Lot 3, Block 46, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

Liens and encumbrances of record, and existing easement in favor of Pacific Power and Light Company.

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

All tax statements are to be sent to the following address: Bruce Huffman, 513 Washington, Klamath Falls, Or. 97601

Dated this 28th day of July 1995.

Bruce Huffman
Grantor Bruce Huffman

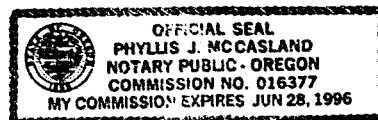
Subscribed and sworn to before me Bruce Huffman this 28th day of July 1995.

Phyllis McCasland

Notary Public for Oregon

My Comm. Expires June 28, 1996

After recording return to:
Bruce Huffman
513 Washington
Klamath Falls, Or 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bruce Huffman the 28th day of July A.D., 19 95 at 3:14 o'clock PM., and duly recorded in Vol. M95 of Deeds on Page 19823.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Annette Mueller