

5124

## WARRANTY DEED

Vol. 1195 Page 22924

MTC 36030 DS

WILLIAM C. PATTERSON and BRENDA J. PATTERSON, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to  
 DAVID HAROLD PANOSSIAN and TERESA ROLEEN PANOSSIAN, 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 \$ 179,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: , 1540 ELDORADO AVENUE, KLAMATH FALLS, OR 97601

Dated this 23 day of Aug., 1995.

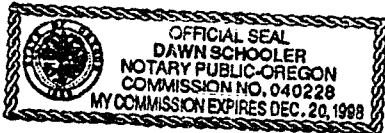
William C. Patterson  
 WILLIAM C. PATTERSON

Brenda J. Patterson  
 BRENDA J. PATTERSON

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. August 23 19 95  
 COUNTY OF Klamath

Personally appeared the above named William C. Patterson and  
Brenda J. Patterson  
 and acknowledged the foregoing instrument to be their voluntary act.



Before me,

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:  
 DAVID HAROLD PANOSSIAN  
 1540 Eldorado Avenue  
 Klamath Falls, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 1 and 2 in Block 9 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northerly corner of said Lot 1; thence Southeasterly along the Northeasterly lines of said Lots 1 and 2 a distance of 66 feet to a point; thence Southwesterly parallel to the Northwesterly line of said Lot 1 a distance of 80 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lots 1 and 2 a distance of 66 feet to a point on the Northwesterly line of said Lot 1; thence Northeasterly along the Northwesterly line of said Lot 1 a distance of 80 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day  
of Aug A.D., 19 95 at 9:02 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 22924.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
*Bernetha G. Letsch*