

5936

09-11-95P03:45 RCVD

WARRANTY DEED

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24563

JANET K. DANIELS,

Grantor(s) hereby grant, bargain, sell and convey to
ELLEN H. PAULUS,

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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 934 APPLEWOOD ST, KLAMATH FALLS, OR 97603

Dated this 1 day of Sept, 1995

Janet K. Daniels
JANET K. DANIELS

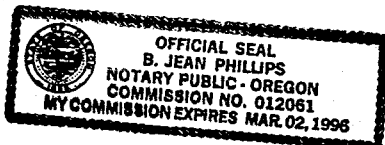
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath

ss.

September 1
1995

Personally appeared the above named Janet K. Daniels
and acknowledged the foregoing instrument to be for voluntary act.



Before me:

Notary Public for OregonMy commission expires 3-2-96

(seal)

Return to:

ELLEN H. PAULUS

934 Applewood St
Klamath Falls, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

The Southerly 25.7 feet of Lot 48 and the Northerly 51.4 feet of Lot 49 of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 49, thence South along the East line of said Lot 51.4 feet to a point; thence West parallel to the North line of said Lot to a point on the West line of said Lot which is 51.4 feet South of the Northwest corner of said lot; thence North along the West line of said Lot 49 and Lot 48 to a point on the West line of said Lot 48 which is 25.7 feet North of the Southwest corner of said Lot 48; thence East parallel to the South line of said Lot 48 to a point on the East line of said Lot 48 which is 25.7 feet North of the Southeast corner of said Lot 48; thence South along the East line of said Lots to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day
of Sept A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 24563

FEE \$35.00

By Bernetha G. Lisch County Clerk
[Signature]