

MTC 36294 NF

WARRANTY DEED

JERRY W. CARLSON and CHARLES W. CARLSON and SUSAN E. CARLSON, Grantor(s) hereby grant, bargain, sell and convey KATHY S. JAMES, A MARRIED INDIVIDUAL, AS HER SOLE AND SEPARATE PROPERTY, 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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 806 LYTTON STREET, KLAMATH FALLS, OR 97601

Dated this 27 day of OCTOBER, 1995

Jerry W. Carlson
JERRY W. CARLSON

Charles W. Carlson by Jerry W. Carlson
CHARLES W. CARLSON

Susan E. Carlson by Jerry W. Carlson
SUSAN E. CARLSON

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF POLK

ss. Oct. 27 19 95

Personally appeared the above named

Jerry W. Carlson, individually and
Attorney for Charles W. Carlson + Susan E. Carlson

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Susan L. Umbarger
Notary Public for OREGON

My commission expires 7/26/97



Return to:

KATHY S. JAMES
806 LYTTON STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I

Lot 6 in Block 67 of LAKEVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in Klamath County, Oregon; and the Northerly 15 feet of Lot 5, Block 67 of LAKEVIEW ADDITION to the City of Klamath Falls, Oregon.

PARCEL II

A portion of vacated Harriman Street between Blocks 66 and 67 of LAKEVIEW ADDITION to the City of Klamath Falls, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Block 67; Thence South along the West line of said Block 67 a distance of 65 feet; Thence West a distance of 40 feet to the centerline of said Harriman Street; Thence North along said centerline a distance of 65 feet to a point; Thence East a distance of 40 feet to the point of beginning.

EXECPTING THEREFROM a tract of land situated in vacated Harriman Street, adjacent to Block 67 of "LAKEVIEW ADDITION to Klamath Falls", in the NE1/4 NW1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows.

Beginning at the point of intersection of the Southerly right of way line of Lytton Street and the center line of vacated Harriman Street from which the Northwest corner of said Block 67 bears East 40.00 feet; thence South 00 degrees 26' 03" West, along said vacated center line, 65.00 feet; thence East 12.00 feet; thence North 00 degrees 26' 03" East 65.00 feet to a point on said Southerly right of way line, thence West 12.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 2nd day
of November A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 30124.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller