

WARRANTY DEED

MTC 36442 KR

PAMELA M. THOMPSON,

Grantor(s) hereby grant, bargain, sell and convey

DOUGLAS P. ANDERSON and CATHERINE A. ANDERSON, 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:

Portion of Lot 1 in Block 62 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point on the Westerly side of 10th Street 79.5 feet Northwestersly from the North line of Lincoln Street; thence Northwestersly along the Westerly line of 10th Street, 40.5 feet; thence Southwestersly parallel with Lincoln Street, 50 feet; thence Southeasterly parallel with 10th Street, 40.5 feet; thence Northeasterly parallel with Lincoln Street 50 feet to the place of beginning, (being the Northwestersly 40.5 of the Easterly 50 feet of Lot 1 in said Block 62).

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:

SUBJECT TO: Trust Deed dated November 7, 1990 and recorded December 6, 1990 in Volume M90, page 24279, Microfilm Records of Klamath County, Oregon in favor of Tamara Mercado, Personal Representative of the Estate of Bernice L. Robertson which Beneficiary has subsequently assigned their interest to Shasta Cascade Factor, Inc. The Grantees named herein DO NOT agree to assume nor pay the above described Trust Deed and the Grantor named herein agrees to hold the Grantees harmless therefrom.

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 \$ 36,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 610 N. 10TH STREET, KLAMATH FALLS, OR 97601

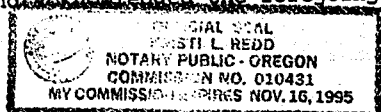
Dated this 6th day of November 1995

Pamela M. Thompson
PAMELA M. THOMPSON

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. November 6 19 95

Personally appeared the above named

PAMELA M. THOMPSONand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Kristi L. ReddNotary Public for OREGONMy commission expires 11/16/95

Return to:

Douglas P. Anderson
610 N. 10th Street
(seal)
Klamath Falls OR 97601

Return to:

RECORDED
INDEXED
MAY 10 1995
CLERK'S OFFICE
COUNTY OF KLAMATH

NO. 31535-A
MAY 10 1995
CLERK'S OFFICE
COUNTY OF KLAMATH

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17 day
of Nov. A.D., 19 95 at 3:52 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 31535

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Amette Mueller

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