## WARRANTY DEED

MTC36442 KP 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 Northwesterly from the North line of Lincoln Street; thence Northwesterly along the Westerly line of 10th Street, 40.5 feet; thence Southwesterly 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 Northwesterly 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 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

day of November Dated this THOMPSON OFFICIAL SEAL OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - GREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995 NOTARY ACKNOWLEDGEMENT COUNTY OF Personally appeared the above named PAMELA M. THOMPSON and acknowledged the foregoing instrument to be New voluntary act. NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION RES NOV. 16, 1995 Notary Public for Return to: Douglas P. traderson

My commission expires

WARRANTE DEFER

WE THINKS

PAMERA N. CHEMPHON,

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DOUGLAS P. MINERSON and CATHERISE A. DECESSOR, Lumband on Financial

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and uses and actions communication.

SHEAT & ONLY ME AS A Separation, STI.

Can day of November 15 following widness: (10 M. lowe STREIT, Dreamin

MOSVAS VOLIMATEGGERARIES

on Page 31535 Bernetha G. Letsch, County Clerk Connette Muelles

Deeds

Mountain Title Company 3:52 o'clock\_

BENEFE E MOUSELE

M95 P. M., and duly recorded in Vol.

AND CONTRACTOR OF THE SECTION OF THE

Return to e i bevite Tava est nivia:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Douglass Industrict GIBN: 15 - Street Klanner Auto 02 97401

FEE \$35.00