

'96 JAN 29 P3:45



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044221

AFTER RECORDING RETURN TO:
 MARY C. WEAVER
 1108 MONTCLAIRE STREET
 KLAMATH FALLS, OREGON 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

JAMES R. NOUD AND CORTIE NOUD, hereinafter called GRANTOR(S),
 convey(s) to MARY C. WEAVER, hereinafter called GRANTEE(S), all
 that real property situated in the County of Klamath, State of
 Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN.....

now
 "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 30.390"

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$53,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 29TH day of JANUARY, 1996.

James M. Noud
 JAMES R. NOUD

Cortie R. Noud
 CORTIE NOUD

STATE OF OREGON
 County of KLAMATH

On JANUARY 29, 1996, JAMES R. NOUD AND CORTIE NOUD personally
 appeared before me,

☒ who is personally known to me
☐ whose identity I proved on the basis of _____
☐ whose identity I proved on the oath/affirmation of _____

to be the signer of the above document, and he/she acknowledged
 that he/she signed it.

Debra Buckingham
 Notary Public for OREGON

My Commission Expires: 12-19-96

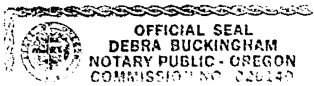
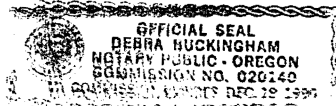


EXHIBIT "A"

All that part of Lot 11, Block 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Southerly corner of said Block 11, marked by an iron pipe on the Northerly line of Alameda Street and Westerly line of Mon Claire Street; thence along Westerly line of Mon Claire Street 45.2 feet; thence Northwesterly parallel to the Northerly line of Lot 11 of said Block 11, 102.3 feet, more or less to the Westerly line of said Lot 11; thence Southwesterly along Westerly line of said Lot 11 41.7 feet to the Northerly line of Alameda Street; thence Southeasterly along the Alameda Street to the point of beginning. Situated in the SE 1/4 SE 1/4 Section 29, Township 38 South, Range 9 East of the Willamette Meridian, LESS ten foot alley along the North end of said lot.

CODE 1 MAP 3809-29DD TL 5200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 29th day
of Jan A.D., 19 96 at 3:45 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 2489

FEE \$35.00

By Bernetha G. Letsch County Clerk
Bernetha G. Letsch