



KLAMATH COUNTY TITLE COMPANY

K-48825-G STATUTORY WARRANTY DEED (Individual or Corporation)

Charles F. Webb and Myrna Webb

conveys and warrants to David Filippe, Sr. and Donna Filippe, Husband and Wife, Grantor.

the following described real property in the County of Klamath and State of Oregon, Grantee.

All that portion of Lots 1 and 2 in Block 43 of Nichols Addition to the City of Klamath Falls, Oregon, 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 a point formed by the intersection of the Northerly line of High Street with the Westerly line of Ninth Street; thence Northwesterly along the Westerly line of Ninth Street 40 feet; thence Southwesterly and parallel with High Street 80 feet; thence Southeasterly and parallel with Ninth Street 40 feet to the Northerly line of High Street; thence Northeasterly along the Northerly line of High Street 80 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 39,500.00 (Here comply with the requirements of ORS 93.030).

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.

DATED this 1 day of 25 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Charles F. Webb
Charles F. Webb

Myrna Webb
Myrna Webb

STATE OF OREGON, County of Gila ss.
The foregoing instrument was acknowledged before me
this 25 day of Jan 19 96
by Charles F. Webb and Myrna Webb

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Judith L. Meeks
Notary Public for the State of Arizona
My commission expires: September 28, 1996
Jan. 24, 1997

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title
on this 30th day of JAN A.D., 19 96
at 10:35 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 2537
Bernetha G. Letsch County Clerk
By Lyndelle Meitz Deputy.

Fee, \$30.00

After recording return to:
David Filippe, Sr.
Donna Filippe
5145 Barry Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
David Filippe, Sr.
Donna Filippe
5145 Barry Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP