

MTC37378DS

## WARRANTY DEED

DEANNA M. GILBERT, ALSO KNOWN AS DEANNA MARIE GILBERT, Grantor(s) hereby grant, bargain, sell and convey to JOEL R. GREGORY and SHARON A. GREGORY, 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:

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1238 East St. Klamath Falls, OR. 97601

Dated this 14 day of March, 1996

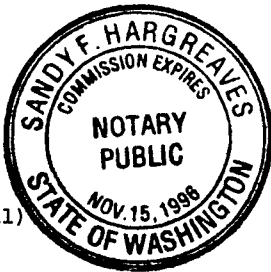
Deanna M. Gilbert  
DEANNA M. GILBERT

## NOTARY ACKNOWLEDGEMENT

STATE OF Wash. SS. 3-14- 19 96

COUNTY OF Yakima  
Personally appeared the above named Deanna M. Gilbert

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Sandy F. Hargreaves

Notary Public for WA.My commission expires 11-15-96

ESCROW NO. MT37378-DS

Return to:

JOEL R. GREGORY  
1238 East St.  
Klamath Falls, OR  
97601

## EXHIBIT "A" LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 1 in Block 59 in NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence South along West line of East Street, 40 feet; thence West and parallel with South line of said Lot 1, 84 1/2 feet; thence North and parallel with East Street 40 feet to the North line of said Lot 1; thence East along said North line of said Lot 1 to the place of beginning, a distance of 84 1/2 feet, being a rectangular tract in the Northeast corner of said Lot 1 in Block 59, NICHOLS ADDITION having a frontage of 40 feet on East Street, according to the supplemental plat of said Addition on file in the office of the County Clerk of Klamath County, Oregon; less that portion deeded to Arlet C. Edsall on March 15, 1944 deed filed in Deed Volume 163, page 231, and described as: Beginning on the Westerly line of East Street in Klamath Falls, Oregon at a point thereof distant 37 feet Southerly from the Northeasterly corner of Block 59 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Westerly at right angles to East Street 84 1/2 feet; thence Southerly parallel with East Street a distance of 3 feet; thence Easterly parallel with the Southerly line of said Lot 1, 84 1/2 feet to East Street; thence Northerly along the Westerly line of East Street, 3 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 19th day  
of March A.D., 19 96 at 4:00 o'clock PM., and duly recorded in Vol. M961,  
of Deeds on Page 7421.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Cheryl Russell