

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: ESTATE OF EUGENE WARD BY:

GRANTEE: KATHLEEN ~~TYRRELL~~ TYRRELL
John A. Tyrrell

Until a change is requested, all tax statements shall be sent to the following address:

KATHLEEN ~~TYRRELL~~ TYRRELL
~~1835 ESPERANZA~~ 217 Baltimore Way
~~KALAMATH FALLS~~, OR Daly City CA 94014

Escrow No. C640865LH Title No. 37011

After recording return to:

KATHLEEN ~~TYRRELL~~ TYRRELL
~~1835 ESPERANZA~~ 217 Baltimore Way
~~KALAMATH FALLS~~, OR Daly City CA 94014

HTC 37011

STATUTORY WARRANTY DEED

JOHN A. TYRRELL

MARY SIBERZ AND FLORENCE ^{Lambrecht #2} LAMBERT AND JOHN WARD Grantor, conveys and warrants to KATHLEEN TYRRELL & ~~FLORENCE~~ Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KALAMA County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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 30.0930. The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

The true consideration for this conveyance is \$25,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of April 19 96

Florence Lambrecht
FLORENCE LAMBERT
John Ward
JOHN WARD

ESTATE OF EUGENE WARD BY:

Mary Siberz
MARY SIBERZ

State of Colorado, County of Denver

The foregoing instrument was acknowledged before me this 4th day of April, 19 96 by
ESTATE OF EUGENE WARD BY:

~~MARY SIBERZ~~
FLORENCE ~~LAMBERT~~ ^{Lambrecht #2}
~~JOHN WARD~~

Kathleen F. Helms
Notary Public for Colorado
My commission expires: 5-29-98

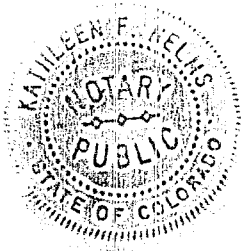


EXHIBIT "A" LEGAL DESCRIPTION

The Northeasterly one-half of Lots 12 and 13 in Block 26, HOT SPRINGS 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, to wit:

Beginning at an iron axle with pinion on the line between Lots 11 and 12 in Block 26, Hot Springs Addition, which point is 75 feet North 37 degrees 40' East from the most Westerly corner of Lot 12 and which point is also 76.15 feet North 37 degrees 40' East from the cross on the sidewalk and running thence; South 52 degrees 20' East, parallel to the Southwesterly line of Lot 12 and its extension, a distance of 80.7 feet to an iron axle with pinion which lies on the Westerly right of way line of Esplanade Street 1 foot at right angles Westerly form the edge of the sidewalk; thence North 26 degrees 08' East along the Westerly right of way line of Esplanade Street a distance of 76.65 feet to a 5/8 inch iron pin which lies on the alley line 1 foot from the sidewalk; thence North 52 degrees 20' West along the alley line a distance of 65.1 feet to a 5/8 inch iron pin, which marks the most Northerly corner of Lot 12 in Block 26, Hot Springs Addition to Klamath Falls, Oregon; thence South 37 degrees 40' West along the line between Lots 11 and 12 in Block 26, a distance of 75 feet, more or less, to the point of beginning, said tract being the Northeasterly half of Lots 12 and 13 in Block 26, Hot Springs Addition to Klamath Falls, Oregon.

STATE OF Colorado }
COUNTY OF Denver } ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Low Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 25 day of April, 1996, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named John Ward

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

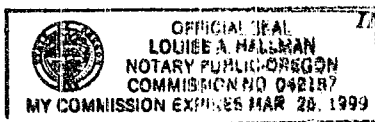
Christina Medina
Notary Public for Oregon Colorado
My commission expires 6/16/99

STATE OF OREGON, }
County of Multnomah } ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Low Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 30th day of April, 1996, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Mary Siberz

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Louise A. Hallman
Notary Public for Oregon
My commission expires

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

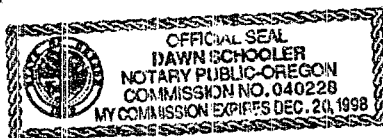
Witnesses:

Witnesses:

| | | | |
|-------|-----------|-------|-----------|
| _____ | (Seal) | _____ | (Seal) |
| _____ | -Borrower | _____ | -Borrower |
| _____ | (Seal) | _____ | (Seal) |
| _____ | -Borrower | _____ | -Borrower |
| _____ | (Seal) | _____ | (Seal) |
| _____ | -Borrower | _____ | -Borrower |

STATE OF OREGON,
On this 26 day of April, 1996, personally appeared the above named
Leonard M. Trembley + Gloria J. Trembley
the foregoing instrument to be their voluntary act and deed.

My Commission Expires: 12/20/98
(Official Seal)



Before me:

Sawn Schooler
Notary Public for Oregon

UMP - (MOR) (05:21)

Page 8 of 8

Form 3038 9/90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

STATE OF OREGON: COUNTY OF CLATSOP

Filed for record at request of AmeriTitle the 1st day
of May A.D., 19 96 at 11:51 o'clock A.M. and duly recorded in Vol. 896,
of Deeds on Page 12297.
Barbara G. Leisch, County Clerk

By Bernetha G. Letsch, County Clerk

FEE \$40.00