

18493

UTC37822 DS

'96 MAY 21 P3:56

WARRANTY DEED

Vol. MA Page 14793

TERRY D. SIMONS,

Grantor(s) hereby grant, bargain, sell and convey to:

TERENCE M. SWEENEY and DIANE E. SWEENEY, 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 \$ 105,000.00.

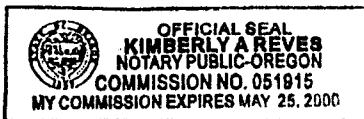
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1811 Dawn Dr. Klamath Falls, OR. 97603

Dated this 20th day of May, 1996.
TERRY D. SIMONS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. May 20 19 96
COUNTY OF Klamath

Personally appeared the above named _____

Terry D. Simonsand acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:

Kimberly A. RevesNotary Public for OregonMy commission expires 5/25/00

ESCROW NO. MT37822-DS

Return to:

TERENCE M. SWEENEY

1811 Dawn Dr.
Klamath Falls, OR
97603

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land in Lots 9 and 10 in Block 12 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the West line of Lot 9, said point being North, 24 feet from the Southwest corner; thence North on the West line of Lots 9 and 10, a distance of 72.49 feet to a point on the West line of Lot 10, said point being North 18 feet from the Southwest corner of Lot 10; thence Easterly a distance of 110 feet to a point on the East line of Lot 10, said point being North 14 feet from the Southeast corner of said Lot 10; thence South on the East line of Lots 9 and 10, a distance of 75 feet to a point on the East line of Lot 9, said point being North 47 feet from the Southeast corner of Lot 9; thence Westerly, a distance of 110 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 21st day
of May A.D., 19 96 at 3:56 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 14793.

FEE \$35.00

By Bernetha G. Letsch, County Clerk