

19339

WARRANTY DEED

Vol. 1796 Page 16621

JUDY A. HILGEFORTH,
Grantor(s) hereby grant, bargain, sell and convey to:

PAULA A. HARRISON,

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 \$ 45,000.00.

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

Dated this 4th day of June, 1996

JUDY A. HILGEFORTH

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS.

June 4 19 96

COUNTY OF Lincoln

Personally appeared the above named

JUDY A. HILGEFORTH

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

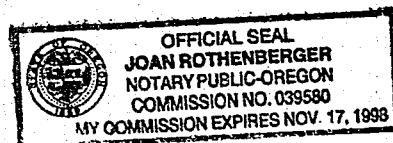
Notary Public for Oregon

My commission expires 11-17-98

(seal)

ESCROW NO. MT38138-XR

Return to:

PAULA A. HARRISON
804 North 11th Street
Klamath Falls, OR 97601

96 JUN -6 P1:41

EXHIBIT "A"
LEGAL DESCRIPTION

Lot "A" in Block 69 of NICHOLS ADDITION to the City of Klamath Falls, according to the supplemental plat of said Block 69 filed June 12, 1917, SAVING AND EXCEPTING a 10 foot strip off the South end of said Lot "A" reserved for an alley; property herein described having a frontage of 40 feet on 11th Street with a depth of 80 feet along McKinley Street. ALSO, all that portion of Lot "B" adjoining Lot "A" described as follows:

Beginning at the Westerly line of 11th Street at a point 27.85 feet distant from the intersection of said line of 11th Street with the line between Lots "A" and "B" aforesaid; thence on a direct line to the most Southerly corner of said Lot "B"; thence Northeasterly along said line between Lots "A" and "B" to the said line of 11th Street; thence Northwesterly along said line of 11th Street 27.85 feet to the point of beginning, all in Block 69 of the supplemental plat of Block 69, NICHOLS ADDITION to Klamath Falls, Oregon, as filed June 12, 1917, Klamath Falls, Oregon, all in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 6th day
of June A.D., 1996 at 1:41 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 16621.

FEE \$35.00

By Bernetha G. Letsch, County Clerk