

20864

MTL 37937 MS

WARRANTY DEED

Vol 196 Page 19921

TERESA K. STARR,

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

WALTER EDWARD HAUPT,

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2010 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 3rd day of July, 1996

Teresa K. Starr
TERESA K. STARR

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

July 3

19 96

COUNTY OF Klamath

ss.

Personally appeared the above named Teresa K. Starr

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT37937-MS

Return to:

WALTER EDWARD HAUPT
2010 HOPE STREET
KLAMATH FALLS, OR 97603

96 JUL -3 P3:48

EXHIBIT "A"
LEGAL DESCRIPTION

19922

Beginning on the North boundary of the SE 1/4 of the NW 1/4 at the Northwest corner of that certain tract deeded in Volume 77, page 157, Microfilm Records of Klamath County, Oregon, being a point 130 feet East of the Northwest corner of said SE 1/4 of the NW 1/4; thence South 80 feet; thence East 165 feet; thence North 80 feet; thence West 165 feet to the point of beginning, being in Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Hope Street.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Ann ri Title _____ the 3rd day
of July A.D., 19 96 at 3:48 o'clock P M., and duly recorded in Vol. M96
of Deed on Page 19921

FEE \$35.00

By _____ Bernetha G. Letsch, County Clerk