21861 MTC 38756-LW

WARRANTY DEED

Vol. M96 Page 22145

KNOW ALL MEN BY THESE PRESENTS, That Kalloor J. Devasia and Saramma Devasia, hereinafter called Grantors, for the consideration hereinafter stated, to grantor paid by Winifred Hartshorn, also known as Wyn Hartshorn, hereinafter called Grantee, do hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of Lot 1, Block 18 and a portion of closed Roosevelt Street, all in FIRST ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the South line of Rose Street and the West line of Prospect Street in the City of Klamath Falls, Oregon, and running thence South along the West line of Prospect Street 42 feet; thence West and parallel with Rose Street 100 feet more or less, to the Westerly line of closed Roosevelt Street; thence in a Northeasterly direction along the Westerly line of closed Roosevelt Street to the South line of Rose Street; thence East along the South line of Rose Street to the place of beginning.

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SUBJECT TO: Easements, rights of way of record and those apparent on the land; Agreement for common driveway, subject to the terms and provisions thereof; By and Between: Roderick M. Smith, a single man, first party and Carl F. Carlson and Alma E. Carlson, husband and wife, second parties. Recorded July 5, 1968, in Volume M68, page 6131, Microfilm Records of Klamath County, Oregon; 1996-97 real property taxes which are a lien but not yet due and payable. Account no. 3809-029CD-02500 - Key N. 368523 - Code No. 001

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantors 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $36,000.00.

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.

In Witness Whereof, the Grantors have executed this instrument this 22 day of July, 1996;

Kalloor Joseph Devasia Saramma Devasia

STATE OF OREGON)
) SS
County of)

This instrument was acknowledged before me on July 22, 1996 by Kalloor J. Devasia and Saramma Devasia.

Lisa Legget Weatherby
Notary Public for Oregon
My Commission Expires:

After recording, return to:
Wyn Hartshorn
711 Pacific Terrace
Klamath Falls, OR
97601

OFFICIAL SEAL
LISA LEGGET - WEATHERBY
NOTARY PUBLIC - OREGON
COMMISSION NO. 049121
MY COMMISSION EXPIRES NOV. 20, 1999

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 23rd day of July A.D., 1996 at 11:51 o'clock A M., and duly recorded in Vol. M96, of Deeds on Page 22145.

Bernetha G Letsch, County Clerk

FEE $30.00 By

Unofficial Copy