

22643 MTC 38501 MS

36 AUG -5 P2:57
WARRANTY DEED Vol. 96 Page 23841

LARRY D. CHEYNE III and DIANE J. CHEYNE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

JOYCE C. BALL,

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.

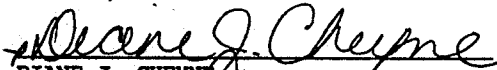
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 73,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 413 ALAMEDA AVENUE, KLAMATH FALLS, OR 97601

Dated this 2nd day of August, 1996.


LARRY D. CHEYNE III


DIANE J. CHEYNE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath

SS. August 2 19 96

Personally appeared the above named Larry D. Cheyne, III and Diane
J. Cheyne

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT38501-MS

Return to:

JOYCE C. BALL
413 ALAMEDA AVENUE
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

23842

Lot 15, Block 41 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southeasterly 1 foot thereof.

ALSO EXCEPTING THEREFROM that portion lying within State Highway No. 39 - ALAMEDA AVENUE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 5th day
of August A.D., 19 96 at 2:57 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 23841.
Bernetha G Letsch, County Clerk
By [Signature]

FEE \$35.00