

22805

MTC38821KR

## WARRANTY DEED

Vol. 1996 Page 24211

DANIEL LEE EDDY, TRUSTEE OF THE EDDY REVOCABLE LIVING TRUST,  
Grantor(s) hereby grant, bargain, sell and convey to:  
WINIFRED C. HARTSHORN, A SINGLE PERSON,

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 711 Pacific Terrace, Klamath Falls, OR 97601

Dated this 7th day of August, 19 96

THE DANIEL EDDY REVOCABLE LIVING TRUST

BY: Daniel Lee Eddy TRUSTEE  
DANIEL LEE EDDY

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on August 7, 19 96

by DANIEL LEE EDDY

as TRUSTEE

of THE DANIEL EDDY REVOCABLE LIVING TRUST

Lisa Legget Weatherby  
Notary Public of Oregon

My commission expires 11/20/99

ESCROW NO. MT38821-KR

Return to:

WINIFRED C. HARTSHORN  
711 Pacific Terrace  
Klamath Falls, OR 97601



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

Lot 7, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, and also a parcel situated in Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 7, Block 13, FAIRVIEW ADDITION to the City of Klamath; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 7th day  
of August A.D., 19 96 at 3:55 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 24211.

Bernetha G Letsch, County Clerk

FEE \$35.00

By [Signature]