

22889

MTC38784MS

WARRANTY DEED

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ALICE K. LANCASTER,

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

F. DAVID HARTIN and NITA G. HARTIN, husband and wife,

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 \$ 108,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1807 CREST STREET, KLAMATH FALLS, OR 97603

Dated this 8th day of August, 1996.

Alice K. Lancaster
ALICE K. LANCASTER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregonss. August 819 96COUNTY OF Klamath

Personally appeared the above named Alice K. Lancaster

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for OregonMy commission expires 12-20-98

(seal)

ESCROW NO. MT38784-MS

Return to:

F. DAVID HARTIN
1807 CREST STREET
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

24382

A tract of land situated in Lot 42 and a portion of Lot 43, Block G, HOMECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 42, thence North 00 degrees 06' 23" East along the Easterly right of way line of Crest Street, 166.86 feet to the Southerly right of way line of the U.S.B.R. "A" Canal; thence along said "A" Canal right of way line South 76 degrees 07' 49" 85.54 feet, along the arc of a curve to the right (radius point bears South 13 degrees 43' 37" West 497.96 feet) 246.30 feet to the Easterly line of said Lot 42; thence South 00 degrees 04' 34" West, along the Easterly line of said Lots 42 and 43, 41.70 feet, more or less, to a point 91.00 feet from the Southeast corner of said Lot 43; thence North 89 degrees 53' 37" West, parallel with the South line of said Lot 43, 298.78 feet to the Easterly right of way line of Crest Street; thence North 00 degrees 06' 23" East 8.86 feet, more or less, to the point of beginning, with the bearings based on the recorded survey map of said Minor Land Partition No. 32-85.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 9th day
of August A.D., 19 96 at 9:09 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 24381

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]