

MTC 38858MS

WARRANTY DEED

CHARLES HEATLEY and DOROTHY HEATLEY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: STEPHEN KING AND CATHY KING, HUSBAND AND WIFE, AND RODERICK D. HALL, EACH AS TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON, 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:

A FIRST TRUST DEED IN THE ORIGINAL AMOUNT OF \$28,400.00, RECORDED SEPTEMBER 29, 1995 IN VOLUME M95, PAGE 26449 MICROFILM RECORDS OF KLAMATH COUNTY, IN FAVOR OF RALPH PATTERSON.

GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL THE ABOVE DESCRIBED TRUST DEED.

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 \$ 37,889.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4729 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

Dated this 28 day of Aug, 1996

Charles Heatley
CHARLES HEATLEY

Dorothy Heatley
DOROTHY HEATLEY

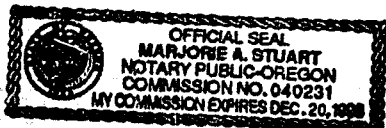
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon Aug 28 19 96
COUNTY OF Klamath SS.

Personally appeared the above named

Dorothy Heatley

and acknowledged the foregoing instrument to be thus voluntary act.



(seal)

Before me:

Margaret J. Small
Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT38858-MS

Return to:

STEPHEN KING
4729 ALTAMONT DRIVE
KLAMATH FALLS, OR 97603

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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 9, Block 3, SIXTH STREET ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence West 50 feet along the North line of said Lot 9; thence South 56.12 feet, more or less, to the Southwesterly line of Lot 10 of said Block 3, which is also the Northeasterly line of Pershing Way in said Addition; thence Southeasterly along said Northeasterly line of Pershing Way a distance of 60.43 feet, to the most Southerly corner of said Lot 10; thence North 90.55 feet along the East line of said Lots 10 and 9, to the point of beginning, being a portion of Lots 9 and 10, Block 3, SIXTH STREET 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.

TOGETHER WITH that portion of the West 1/2 of the vacated alley which inured thereto, which was vacated by Ordinance No. 6505, recorded September 3, 1986 in Volume M86, page 15784, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 30th day
of Aug A.D., 19 96 at 9:01 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 26837.
Bernetha G. Letsch County Clerk
By Kathleen Ross

FEE \$35.00