

24066 WARRANTY DEED

This Space Reserved for Recorder's Use

Vol. 1796 Page 27142

GRANTOR: ESTATE OF EUGENE WARD BY:

GRANTEE: KATHLEEN ~~TYRRELL~~ TYRRELL
John A. Tyrrell

Until a change is requested, all tax statements shall be sent to the following address:

KATHLEEN ~~TYRRELL~~ TYRRELL
~~1313 ESPERANZA~~ 217 Baltimore Way
~~KIDNATH FALLS, OR~~ Daly City CA 94014

Escrow No. C640865LH Title No. 37011

After recording return to:

KATHLEEN ~~TYRRELL~~ TYRRELL
~~1313 ESPERANZA~~ 217 Baltimore Way
~~KIDNATH FALLS, OR~~ Daly City CA 94014

WTC 37011

STATUTORY WARRANTY DEED

JOHN A. TYRRELL

MARY SIBERZ AND FLORENCE ^{Lambrecht fl.} LAMBERT AND JOHN WARD Grantor, conveys and warrants to KATHLEEN ^{fl.} TYRRELL & ^{fl.} ~~KALAMA~~ County, Oregon, to wit: with rights of survivorship

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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 30.0930. The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

The true consideration for this conveyance is \$25,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of April 1996

Florence Lambrecht
FLORENCE LAMBERT
John Ward
JOHN WARD

ESTATE OF EUGENE WARD BY:

Mary Siberz
MARY SIBERZ

State of ^{Colorado} ~~Oregon~~, County of ~~Wenover~~ ^{Denver}

The foregoing instrument was acknowledged before me this 4th day of April 1996 by

ESTATE OF EUGENE WARD BY:

FLORENCE LAMBRECHT

~~MARY SIBERZ~~
FLORENCE LAMBERT ^{Lambrecht fl.}
~~KIDNATH FALLS~~

Kathleen J. Neils
Notary Public for Oregon-^{Colorado}
My commission expires: 5.29.98

*This document is being rerecorded to add a middle initial and survivorship to Grantee's name. Also to correct recording error and to remove last page which was inadvertently attached to this document.



12298

EXHIBIT "A" LEGAL DESCRIPTION

27142-A

The Northeasterly one-half of Lots 12 and 13 in Block 26, HOT SPRINGS 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, to wit:

Beginning at an iron axle with pinion on the line between Lots 11 and 12 in Block 26, Hot Springs Addition, which point is 75 feet North 37 degrees 40' East from the most Westerly corner of Lot 12 and which point is also 76.15 feet North 37 degrees 40' East from the cross on the sidewalk and running thence; South 52 degrees 20' East, parallel to the Southwesterly line of Lot 12 and its extension, a distance of 80.7 feet to an iron axle with pinion which lies on the Westerly right of way line of Esplanade Street 1 foot at right angles Westerly form the edge of the sidewalk; thence North 26 degrees 08' East along the Westerly right of way line of Esplanade Street a distance of 76.65 feet to a 5/8 inch iron pin which lies on the alley line 1 foot from the sidewalk; thence North 52 degrees 20' West along the alley line a distance of 65.1 feet to a 5/8 inch iron pin, which marks the most Northerly corner of Lot 12 in Block 26, Hot Springs Addition to Klamath Falls, Oregon; thence South 37 degrees 40' West along the line between Lots 11 and 12 in Block 26, a distance of 75 feet, more or less, to the point of beginning, said tract being the Northeasterly half of Lots 12 and 13 in Block 26, Hot Springs Addition to Klamath Falls, Oregon.

Colorado
STATE OF OREGON,

County of Denver

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 25 day of April, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named John Ward

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Christina Medina
Notary Public for Oregon Colorado
My commission expires 6/16/99

STATE OF OREGON,

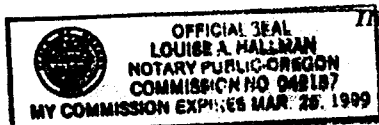
County of Multnomah

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 30th day of April, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Mary Siberz

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Louise A. Hallman
Notary Public for Oregon
My commission expires _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of August A.D., 1996 at 2:02 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 27142

Bernetha G. Letsch

County Clerk

FEE \$10.00 R/R

By Hadden