



K-49658-D

STATUTORY WARRANTY DEED
 (Individual or Corporation)

 THERESA GANONG, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT
 FOR THERESA GANONG.

, Grantor,

conveys and warrants to STEVE CARSON & JOANNE CARSON, husband and wife

, Grantee.

 the following described real property in the County of KLAMATH and State of Oregon.

A tract of land situated in Tracts 13. and 14. of Altamont Ranch Tracts; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and a portion of vacated Bristol Avenue, being in the SW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South line of said Tract 14, from which the Southeast corner of said Tract 14 bears N89°37'34" E 500.00 feet; thence S89°37'34" W 697.55 feet to a point on the Easterly right of way line of Washburn Way (said right of way as shown on recorded Survey No. 4918); thence N03°06'50" W, along said right of way, 144.05 feet; thence N34°36'07" E 657.36 feet to a point on the Southerly right of way line of Bristol Avenue; thence along the right of way of Bristol Avenue, along the arc of a curve to the left (radius point bears N28°55'20" E 240.00 feet and central angle equals 28°57'18") 121.29 feet, N00°01'48" W 10.00 feet, and N89°58'02" E 160.55 feet; thence S00°04'41" E 660.57 feet to the point of beginning, with bearings based on the recorded survey of Property Line Adjustment 2-96.

This property is free of liens and encumbrances, EXCEPT; SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 136,800.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 3rd day of September 1996. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

THERESA GANONG-TRUSTEE

THERESA GANONG

 STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me
 this 3rd day of September 19 96
 by Theresa Ganong

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

Notary Public for Oregon

 My commission expires: 12-19-96

Notary Public for Oregon

My commission expires:

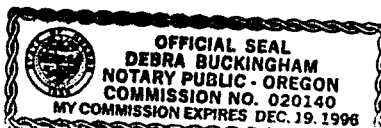
THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
 STEVE & JOANNE CARSON
 13967 HILL ROAD
 KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP



27423

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 3rd day
of September A.D., 19 96 at 3:09 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 27422.

Bernetha G Letsch, County Clerk

FEE \$35.00

By Ernest Russell