

24585

WARRANTY DEED

Vol. m96 Page 28149

MTC39183KR

ROBERT H. ANDERSON AND BETH ANDERSON, TRUSTEES OF THE ROBERT H. AND BETH ANDERSON LIVING TRUST 1995,

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

ERNEST C. ERSPAMER,

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:

Beginning at the Southeasterly corner of Block 51 in FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northerly parallel with Sixth Street 110 feet; thence Westerly parallel with High Street 71 feet; thence Southerly parallel with Sixth Street 100 feet; thence Easterly parallel with High Street 71 feet to the place of beginning, all of said described property being a part of Block 51 in FIRST ADDITION TO KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 537 High Street #3, Klamath Falls, OR 97601

Dated this 5th day of Sept., 1996

THE ROBERT H. ANDERSON AND BETH ANDERSON LIVING TRUST

x Robert H. Anderson, Trustee and individually
x Beth Anderson, Trustee and individually

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

ss. September 5 1996

COUNTY OF KLAMATH

Personally appeared the above named ROBERT H. ANDERSON & BETH ANDERSON, individually and as Trustees of the Robert H. Anderson and Beth Anderson Living Trust 1995 and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99
 STATE OF OREGON,
 County of Klamath ss.

ESCROW NO. MT39183-DS

Filed for record at request of:

AmeriTitle

Return to:

Ernest C. Erspamer
537 High Street #3
Klamath Falls, OR 97601

on this 9th day of Sept A.D. 19 96
 at 11:11 o'clock AM. and duly recorded
 in Vol. M96 of Deeds Page 28149

Bernetha G Letsch, County Clerk

By Shirley Sussan

Deputy.

Fee, \$30.00