

25019

96 SEP 13 P3:50  
WARRANTY DEED

MT39371-KR Vol 196 Page 29049

LUCILLE CALDWELL,

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

JOHN DEPUY and MARY L. DEPUY, 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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 70 PINE STREET, KLAMATH FALLS, OR 97601

Dated this 13<sup>th</sup> day of September 1996

Lucille M Caldwell  
LUCILLE CALDWELL

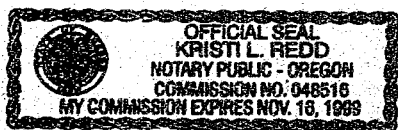
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. September 13 1996  
COUNTY OF Klamath

Personally appeared the above named

LUCILLE M. CALDWELL

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/18/99

ESCROW NO. MT39371-KR

Return to:

JOHN DEPUY

70 PINE STREET

KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point which is 387 feet West and 256.6 feet North of the Southeast corner of Tract 22 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 50.18 feet, more or less, to the North line of said Tract 22; thence Northwesterly along the Northerly lien of said Tract 22 to the Northwest corner thereof; thence South along the West line of said Tract 22 to a point which is 256.6 feet North of the Southwest corner of said Tract 22; thence East 278.5 feet, more or less, to the point of beginning. SAVING AND EXCEPTING therefrom any portion thereof lying within the right of way of Hope Street.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 13th day  
of September A.D., 19 96 at 3:50 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 29049.

Bernetha G Letsch, County Clerk

By *[Signature]*

FEE \$35.00