

26270

'96 OCT -4 AM 1:29

WARRANTY DEED

Vol. 196 Page 31606

MTC39322MS

BETTY J. FIEGI,

Grantor(s) hereby grant, bargain, sell and convey to: TRUSTEES OF THE ELLIOTT TRUST,

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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5209 LAWANDA DRIVE, KLAMATH FALLS, OR 97601

Dated this 2nd day of October, 1996.
BETTY J. FIEGI

NOTARY ACKNOWLEDGEMENT

STATE OF OregonSS. October 2 19 96COUNTY OF KlamathPersonally appeared the above named Betty J. Fiegiand acknowledged the foregoing instrument to be her voluntary act.

Before me:


Notary Public for OregonMy commission expires 12-20-98

(seal)

ESCROW NO. MT39322-MS

Return to:

ELLIOTT TRUST

5209 LAWANDA DRIVE

KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears South 88 degrees 05' West a distance of 20.4 feet and North 0 degrees 59' West a distance of 560 feet and South 89 degrees 25' West a distance of 30 feet and North 0 degrees 59' West a distance of 76 feet from the iron pin in the Dalles-California Highway which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89 degrees 25' West parallel to the most Southerly line of PLEASANT HOME TRACTS, a distance of 215.5 feet to a point; thence North 0 degrees 59' West parallel to the centerline of Wiard Street a distance of 81.6 feet, more or less, to a point which is on the Southerly line of PLEASANT HOME TRACTS; thence North 89 degrees 25' East along the said Southerly line of PLEASANT HOME TRACTS a distance of 215.5 feet, more or less, to an iron pin which marks the Southeasterly corner of Lot 1 PLEASANT HOME TRACTS, and which point is 30 feet South 89 degrees 25' West from the centerline of Wiard Street; thence South 0 degrees 59' East parallel to the centerline of Wiard Street a distance of 81.6 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 4th day
of October A.D., 19 96 at 11:29 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 31606.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen Rose