

26853

## WARRANTY DEED

Vol. m96 Page 32775

MTC 39409-12

FRANCIS WILLIAM RUSS,

Grantor(s) hereby grant, bargain, sell and convey to:  
 STEVEN A. KLUS and TAMARA C. KLUS, 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 \$ 75,750.00.

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

Dated this 15th day of October, 1996

*Francis William Russ*  
 FRANCIS WILLIAM RUSS

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. October 15 1996

Personally appeared the above named

FRANCIS WILLIAM RUSS

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

*Kristi L. Redd*Notary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT39409-KR

Return to:

STEVEN A. KLUS

96 OCT 16 P3:37

35

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

**PARCEL 1:**

A portion of TRACT 22 GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 635 feet West and 156.6 feet North and thence East 100 feet from the Southeast corner of TRACT 22 of GIENGER'S HOME TRACTS, which point is also the Southeast corner of that certain parcel conveyed to Francis William Russ, et ux., by Klamath County Deed Volume 325, page 69; thence North along the East line of said parcel to the Northeast corner thereof; thence East at right angles a distance of 148 feet, more or less, to the East line of that certain parcel conveyed to Fred W. Russ, et ux., by Klamath County Deed Volume 109, page 345; thence South along the East line of said last mentioned parcel a distance of 100 feet, more or less, to the Southeast corner thereof; thence West along the South line of said parcel a distance of 148 feet, more or less, to the point of beginning.

**PARCEL 2:**

A portion 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, more particularly described as follows:

Beginning at a point which is on the East line of Hope Street, which point is 635 feet West and 156.6 feet North of the Southeast corner of TRACT 22 of GIENGER'S HOME TRACTS; thence East 100 feet to a point; thence North parallel to the East line of Hope Street 100 feet to a point; thence West 100 feet to a point on the East line of Hope Street which is 100 feet North of the point of beginning; thence South along said East line 100 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Merit Title the 16th day  
of October A.D., 19 96 at 3:37 o'clock P.M., and duly recorded in Vol. M96,  
of Deeds on Page 32775.

Bernetha G. Letsch County Clerk

By Kathleen Ross

FEE \$35.00