

MTC39791KA

WARRANTY DEED

CHRISTOPHER L. THOMPSON and LAURIE A. CAMPBELL-THOMPSON, as tenants by the entirety,

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

ARLENE K. NINNEMAN,

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 \$ 68,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1851 MANZANITA STREET, KLAMATH FALLS, OR 97601

Dated this 1 day of November, 1996.

Christopher L. Thompson
CHRISTOPHER L. THOMPSON

Laurie A. Campbell-Thompson
LAURIE A. CAMPBELL-THOMPSON

NOTARY ACKNOWLEDGEMENT

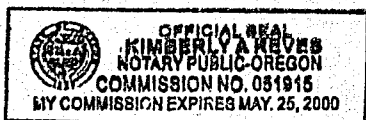
STATE OF OREGON

COUNTY OF KLAMATH

SS. November 1, 1996

Personally appeared the above named CHRISTOPHER L. THOMPSON AND
LAURIE A. CAMPBELL-THOMPSON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39791-KA

Return to:

ARLENE K. NINNEMAN
1851 MANZANITA STREET
KLAMATH FALLS, OR 97601

96 NOV -1 P3:53

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot 22 and that portion of Lot 23 in Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, 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 the Southwesterly corner of said Lot 23, thence Northeasterly along the Northerly boundary of Manzanita Street, 4 feet to a point; thence Northwesterly and parallel with the Southwesterly line of Lot 23 to the Northwesterly line thereof; thence Southwesterly along the Northwesterly line of said Lot 23 to the Northwesterly corner of said Lot; thence Southeasterly along said Southwesterly line of said lot to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
 of November A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96,
 of Deeds on Page 34670.

FEE \$35.00

Bernetha G. Letsch

By Kathleen Ross County Clerk