

WARRANTY DEED

MTC39579KR

LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JACQUELYNE M. MESSER,
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:

THE EAST HALF OF LOTS 19 AND 20 IN BLOCK 14 OF INDUSTRIAL 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.

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 \$ 31,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6134 N. ATLANTIC AVENUE, PORTLAND, OR 97217

Dated this 9th day of November, 1996

Leslie E. Northcutt
LESLIE E. NORTHCUTT

Norma V. Northcutt
NORMA V. NORTHCUTT

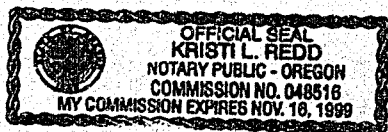
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Nov. 1 19 96
COUNTY OF Klamath

Personally appeared the above named

LESLIE E. NORTHCUTT & NORMA V. NORTHCUTT

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/99

(seal)

ESCROW NO. MT39579-KR

Return to:

JACQUELYNE M. MESSER
6134 N. ATLANTIC AVENUE
PORTLAND, OR 97217

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of AmeriTitle the 4th day
of November A.D., 19 96 at 11:51 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 34753.

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kristen Brass