

MTC 39531LW WARRANTY DEED

NEERA M. DEAN, MONA PATRICIA EDMUNSON AND KERMIT LEE DUDLEY NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP.  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 RANDALL D. HALLUM,  
 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.

96 NOV -6 AM 11:49

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 \$ 39,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 426 N. 10TH STREET, KLAMATH FALLS, OR 97601

Dated this 10<sup>th</sup> day of NOV, 1996.

STATE OF NEW MEXICO  
 COUNTY OF SAN JUAN

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of NOV, 1996

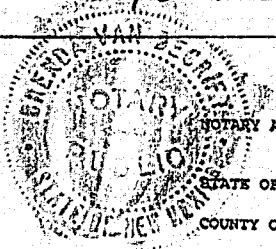
By Neera M. Dean  
 My Commission Expires: 5-26-97  
 Notary Public Richard W. Haddock

X Neera M. Dean 1-1-96  
 NEERA M. DEAN

X Patricia Edmunson 10-31-96  
 PATRICIA EDMUNSON

X Kermit Lee Dudley 10-31-96  
 KERMIT LEE DUDLEY

BY: Patricia Edmunson 10-31-96  
 MONA PATRICIA EDMUNSON HIS ATTORNEY IN FACT



NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
 COUNTY OF Wagner ss. October 31 1996

Personally appeared the above named Patricia Edmunson  
& Patricia Edmunson Attorney for Kermit Dudley  
 and acknowledged the foregoing instrument to be their voluntary act.

Before me:  
Marion F. Robinson  
 Notary Public for Wagner County, State of Oregon  
 My commission expires 5/3/98

(seal)

ESCROW NO. MT39531-LW

Return to:  
 RANDALL D. HALLUM  
 426 N. 10TH STREET  
 KLAMATH FALLS, OR 97601



EXHIBIT "A"  
LEGAL DESCRIPTION

35086

A portion of Lots 7 and 8, Block 51, NICHOLS ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin marking the most easterly corner of Lot 8, Block 51, of said NICHOLS ADDITION; thence Northwesterly, along the Northeasterly boundary of said Lot 8, a distance of 56.5 feet; thence Southwesterly at right angles to said Northeasterly boundary, a distance of 104.24 feet; thence southeasterly at right angles, parallel to said Northeasterly boundary, a distance of 56.5 feet to the Southeasterly boundary of said Lot 7; thence Northeasterly at right angles to said Northeasterly boundary a distance of 104.24 feet, more or less, to the point of beginning; being the southeasterly 56.5 feet of Lot 8 and of the Northeasterly 39.24 feet of Lot 7, Block 51, NICHOLS ADDITION.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day  
of November A.D., 19 96 at 11:49 o'clock A. M., and duly recorded in Vol. M96,  
of Deeds on Page 35085.

FEE \$40.00

Bernetha G. Letsch, County Clerk  
By Kathleen Ross