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## MTC 39451 MS TRUSTEES WARRANTY DEED

77 CANON AVE. TRUST, RL Peterson Trustee, Trust # 430-66-7760, GRANTORS, hereby grant, bargain, sell, convey and warrant unto: Western Homes Inc., An Oregon Corporation, 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:

Lot 19, Block 3, SHADOW HILLS NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING of the Northern 56.83 feet THEREFROM the Northerly 44.1 feet thereof.

ALSO EXCEPTING THEREFROM the Southerly 12.73 feet/of Lot 19, Block 3 SHADOW HILLS NO. 1 as shown on Property Line Adjustment 19-96 County Survey 5894 filed May 17, 1996, on file in the Office of the Klamath County Engineer.

Together with that portion of street vacated by Ordinance No. 58,62 recorded May 22, 1972, page 5439, Microfilm Records of Klamath County, Oregon, which inurred thereto volume M72

and the Grantor's 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 \$ 12,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6707 S. Sixth Street, Klamath Falls, OR 97603

day of Dated this

M. Referen-

As Trustee and not personally

NUMBER ACROMEDIES

State of ORECON

SS.

County of KLAMMIH

Personally appeared the above named NL Reberson and advokledged the foregoing

instrument to be her voluntary act.

OFFICIAL SEAL
MARJORIE A. STUART
NOTARY PUBLIC-OREGON
COMMISSION NO. 040231
WY COMMISSION EXPIRES DEC. 20, 1991

Before me

Notary Public for My Commission expires

Escrow: 39569-MS

Return to: Western Homes, Inc. 6707 S. 6th Street, Klamath Falls, OR 97603

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