

28879

96 NOV 25 P3:25

MTC 30028LW

## WARRANTY DEED

Vol. M96 Page 37018

KAREN E. DILLON,

Grantor(s) hereby grant, bargain, sell and convey to:  
 ROBERT L. HOOD AND CAROL L. HOOD, 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 \$ 28,000.00.

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

Dated this 15 day of November 19 96

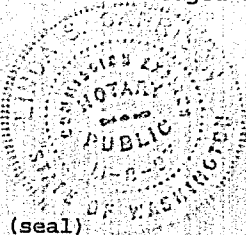
Karen E. Dillon  
 KAREN E. DILLON

## NOTARY ACKNOWLEDGEMENT

STATE OF Washington SS. November 15 19 96  
 COUNTY OF Pierce

Personally appeared the above named Karen E. Dillon

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Jinda S. Garcia  
 Notary Public for Washington

My commission expires 11-8-97

ESCROW NO. MT39928-LW

Return to:

ROBERT L. HOOD

300 Mt. View

Klamath Falls OR  
97601

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

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.

LESS that portion 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 25th day  
of November 1996 A.D., at 3:25 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 37018.

Bernetha G. Letsch, County Clerk

By Kathleen Rose

FEE \$35.00