

## WARRANTY DEED

MTC 40117 KR

WILLIAM A. GORDON and LILLIAN L. GORDON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:

JOHN S. WILDA,

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 5044, KLAMATH FALLS, OR 97601

Dated this 17th day of December 1996

William A. Gordon  
WILLIAM A. GORDON

Lillian L. Gordon  
LILLIAN L. GORDON

STATE OF

Oregon

COUNTY OF

Klamath

SS.

December 17 1996  
KR

Personally appeared the above named

William A. Gordon & Lillian L. M. Gordonand acknowledged the foregoing instrument to be their voluntary act.

(seal)

ESCROW NO. MT40117-KR

Return to:

JOHN S. WILDA

P.O. BOX 5044

KLAMATH FALLS, OR 97601

Before me:

Kristi L. ReedNotary Public for OREGONMy commission expires 11/16/99

39211-A

# EXHIBIT "A" LEGAL DESCRIPTION

Lots 19 and 20, Block 4, LENOX ADDITION, in the County of Klamath, State of Oregon, EXCEPTING a parcel of land situated in Lots 19 and 20, Block 4, LENOX ADDITION, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 20; thence North 01 degrees 10' East on the East line of Diamond Street, 56.00 feet; thence South 88 degrees 44' 59" East, 63.50 feet; thence South 01 degree 10' West, 3.10 feet; thence South 88 degrees 44' 59" East, 45.50 feet; thence South 01 degree 10' West, 42.90 feet to a point on the South line of said Lot 20; thence North 88 degrees 44' 59" West on said South line 109.00 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amor title the 18th day  
of December A.D. 19 96 at 10:45 o'clock A. M., and duly recorded in Vol. M96  
of Deeds on Page 39211

FEE \$35.00

County Clerk  
by Bernetha Letsch

*Kathleen Rose*