



WARRANTY DEED

#01045550

AFTER RECORDING RETURN TO:

RICHARD L. WEBB
JACQUELYN M. WEBB
9143 NE Sandy Blvd.
Portland, OR 97220

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DONALD A. CLUETT, SR. and JOHANNA M. CLUETT, hereinafter called
GRANTOR(S), convey(s) to RICHARD L. WEBB and JACQUELYN M. WEBB,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$68,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 10th day of January, 1997.

Donald A. Cluett, Sr.
DONALD A. CLUETT, SR.

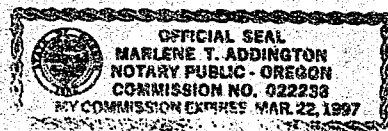
Johanna M. Cluett
JOHANNA M. CLUETT

STATE OF OREGON, County of Klamath)ss.

On this 10th day of January, 1997,

Personally appeared the above named DONALD A. CLUETT, SR. and
JOHANNA M. CLUETT and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



97 JAN 16 P3:10

EXHIBIT "A"

1457

PARCEL 1:

Lots 1, 2 and 3, Block 3, NORTH BLY, in the County of Klamath, State of Oregon. And adjoining 60 foot vacated Stewart Street, vacated by Order of Vacation recorded July 22, 1955 in Book 276 at Page 160, Deed Records of Klamath County, Oregon.

PARCEL 2:

Vacated Lots 10, 11 and 12, Block 3; Vacated Lots 1, 2 and 3, Block 4, TOGETHER WITH the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, in the County of Klamath, State of Oregon. Vacated by Order filed January 16, 1952 in Klamath County Commissioners Journal 21, Page 158.

PARCEL 3:

The adjoining 60 foot vacated Stewart Street adjacent to:

Vacated Lots 10, 11 and 12, Block 3; Vacated Lots 1, 2 and 3, Block 4, TOGETHER WITH the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, in the County of Klamath, State of Oregon, vacated by Order filed January 16, 1952 in Klamath County Commissioners Journal 21, Page 158.

CODE 58 MAP 3614-34DC TL 3100
CODE 58 MAP 3614-34DC TL 3000
CODE 58 MAP 3614-34DC TL 301
CODE 58 MAP 3614-34DC TL 101

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of January A.D., 19 97 at 3:10 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 1456

Bernetha G. Letsch, County Clerk

FEB

\$35.00

by Kathleen Rose