

97 JAN 17 P3:31



WARRANTY DEED

#01045701
AFTER RECORDING RETURN TO:

MICHAEL LAMSON-HALL
DANETTE LAMSON-HALL
119 EWAUNA Street
K. FALLS OR 97601

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

JAMES W. JACOBSON, hereinafter called GRANTOR(S), convey(s) to
MICHAEL LAMSON-HALL and DANETTE LAMSON-HALL, 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

WJ
DEK
"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
\$66,000.00.

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 14th day of January, 1997

James W. Jacobson
JAMES W. JACOBSON

STATE OF OREGON, County of Klamath)ss.

On this 14th day of January, 1997 *W.P.*

Personally appeared the above named JAMES W. JACOBSON and
acknowledged the foregoing instrument to be his voluntary act
and deed.

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

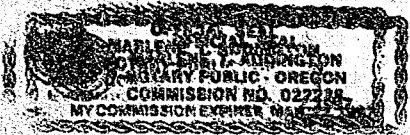
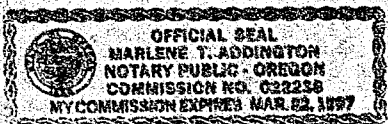


EXHIBIT "A"

Lot 3, Block 22, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of Center Street vacated which reverted to the property above described. EXCEPT the following described property:

Beginning on the Western line of Lot 3, Block 22, Original Town of Klamath Falls, Oregon, at a point thereon 48 feet Northerly from the Southwest corner of said Lot 3; thence Northerly along the said Westerly line of Lot 3 to Pine Street; thence Easterly along the Southerly line of Pine Street to the center line of Center Street (vacated); thence Southerly along said center line to an intersection with a line running parallel with Main Street from the point of beginning; thence Westerly along said line parallel with Main Street to the point of beginning.

CODE 1.1 MAP 3809-32BD TL 7100

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day of January A.D. 19 97 at 3:31 o'clock P. M. and duly recorded in Vol. M97 of Deeds on Page 1616

FEE \$35.00

by Bernetha G. Leitch, County Clerk
Kathleen Rose