



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045732
AFTER RECORDING RETURN TO:BENITA B. MAIRS
133 UERLINGS STREET
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 17th day of March A.D., 1997
at 3:52 o'clock P. M. and duly recorded
in Vol. 1797 of Deeds Page 7841

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVEBy Kathleen Ross
Fee, \$30.00

Deputy

JAMES A. KYLE AND SHIRLEY J. KYLE, hereinafter called
GRANTOR(S), convey(s) to BENITA B. MAIRS, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 8, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon. EXCEPTING
THEREFROM the northerly 5 feet thereof, and ALSO EXCEPTING the
Westerly 150 feet along the North and South lines of said lot.

CODE 1 MAP 3809-32BB TAX LOT 4200

"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, contracts and/or
liens for irrigation and/or drainage,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
\$39,000.00.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 7th day of March, 1997.

James A. Kyle
JAMES A. KYLE

Shirley J. Kyle
SHIRLEY J. KYLE

STATE OF OREGON, County of Multnomah)ss.

March 10th, 1997.

Personally appeared the above named JAMES A. KYLE AND SHIRLEY
J. KYLE, who acknowledged the foregoing instrument to be their
voluntary act and deed.Before me: Sandy Taylor
Notary Public for Oregon
My Commission Expires: