34626 MTC 40842-MS

WARRANTY DEED

Vol. M97 Page 8123

LAURA HEYDEN,
Grantor(s) hereby grant, bargain, sell and convey to:
CATHY KING,
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:

SUBJECT TO: A first Trust Deed of record in the original amount of $21,000.00 recorded June 7, 1990 in Volume M90, page 10967, Microfilm Records of Klamath County, Oregon in favor of Katherin Weber; and beneficial interest assigned to The Katherine H. Weber Trust recorded in Volume M90, page 17998, Microfilm Records of Klamath County, Oregon

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.

97 MAR 19 AM 11:37

The true and actual consideration for this conveyance is $ 33,350.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6707 S. SIXTH ST., KLAMATH FALLS, OR 97603

Dated this 18th day of March 19 97.

Laura Heyden
LAURA HEYDEN

STATE OF Oregon)
) SS.
COUNTY OF Klamath)

March 18 19 97

Personally appeared the above named Laura Heyden

and acknowledged the foregoing instrument to be her voluntary act.

OFFICIAL SEAL
MARJORIE A. STUART
NOTARY PUBLIC-OREGON
COMMISSION NO. 040231
MY COMMISSION EXPIRES DEC. 20, 1998

Before me:
Marjorie A. Stuart
Notary Public for Oregon

(seal)

My commission expires 12-20-98

ESCROW NO. MT40842-MS

Return to:
CATHY KING
6707 S. SIXTH ST.
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Southwesterly right of way line of Cumberland Road, a County Road in Section 8, Township 39 South, Range 9 East, of the Willamette Meridian, which point of beginning is South 0 degrees 38' East, 585.07 feet, and North 89 degrees 22' East, 545.45 feet from the Northwest corner of Westover Terraces, a platted subdivision in Klamath County, Oregon; thence North 24 degrees 45' West, along the Southwesterly right of way of said Cumberland Road a distance of 50 feet; thence South 65 degrees 15' West, 100 feet; thence South 24 degrees 45' East, 50 feet; thence North 65 degrees 15' East, 100 feet to the point of beginning; being a parcel of land in the vacated portion of said Westover Terraces and lying in the NE1/4 NW1/4 of Section 8, Township 39 South; Range 9 East of the Willamette Meridian, and which was formerly described as Lot 12, Block 12 of said Westover Terraces.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day of March A.D., 19 97 at 11:37 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 8123.

Bernetha G. Letsch, County Clerk

FEE $35.00 by Kathleen Ross