

34717

Val 1197 Page 8220  
 MTC 40898-LW  
 WARRANTY DEED

HARRY ALDRIDGE AND AUDREY ALDRIDGE, TRUSTEES OF THE ALDRIDGE FAMILY TRUST,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 GARY M. WALTERS and VICKIE L. WALTERS, husband and wife,  
 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 \$ 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 3333 Anderson Ave. Space 9 Klamath Falls, OR 97603

Dated this 18 day of MARCH, 1997.

THE ALDRIDGE FAMILY TRUST

BY: Harry Aldridge TRUSTEE  
 HARRY ALDRIDGE

BY: Audrey Aldridge TRUSTEE  
 AUDREY ALDRIDGE

STATE OF OREGON

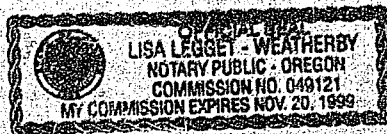
SS. MARCH 18 19 97

COUNTY OF KLAMATH

Personally appeared the above named HARRY ALDRIDGE AND AUDREY ALDRIDGE

AS TRUSTEES OF THE ALDRIDGE FAMILY TRUST

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Lisa Legget-Weatherby  
 Notary Public for OREGON

My commission expires 11/20/99

(seal)

ESCROW NO. MT40898-LW

Return to:

GARY M. WALTERS

3333 Anderson Ave. Space #9  
 Klamath Falls, OR 97603

97 MAR 20 P3:39

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1**

All that portion of Lots 20 and 21, Resubdivision Plat of Block 125, MILLS ADDITION TO KLAMATH FALLS, described as follows:

Beginning at the Northeast corner of Lot 21; thence West along the North line of Lot 21, 17 feet; thence Southwesterly at an angle of 103 degrees 37' with Orchard Avenue 77 feet more or less to the Southwesterly line of Lot 21; thence Southeasterly 4.5 feet to the South corner of Lot 21; thence Southeasterly along Southwesterly line of Lot 20, 31 feet; thence Northeasterly at an angle of 104 degrees 30' with Orchard Avenue 98.3 feet, more or less, to the North line of Lot 20; thence West 18 feet to the place of beginning.

## **PARCEL 2**

Being all that portion of the strip of land contiguous to the Southeasterly 4.5 feet (Deed distance) of Lot 21 and the southwesterly 31 feet (Deed distance) of Lot 20, Block 125, MILLS ADDITION to the City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County records, and between the extensions of the boundary lines which subdivide the east portion of said Lot 21 and the west portion of said Lot 20 as described in the Warranty Deed dated September 20, 1974, recorded in Volume M74 at page 12453, Microfilm Records of Klamath County, Oregon, when extended to the centerline of that strip of land described in that certain correction deed to the United States dated September 28, 1912, recorded in Book 38 at page 209, Deed Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day  
of March A.D., 19 97 at 3:39 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 8270

FEE \$35.00

Bernice G. Letsch, County Clerk  
by Bertine Ross