

36548

'97 APR 23 AM 1:53

VOL M97 Page 12221



WARRANTY DEED

#03046174

AFTER RECORDING RETURN TO:

BRIAN ALLEY  
P.O. BOX 980231  
W. SACRAMENTO, CA 95798

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

ROBERT G. HILLS, SR. and BETTY J. HILLS, hereinafter called  
GRANTOR(S), convey(s) to BRIAN ALLEY, 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 . . . .

*B.A.*  
"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  
\$9,000.00.

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 17th day of April, 1997.

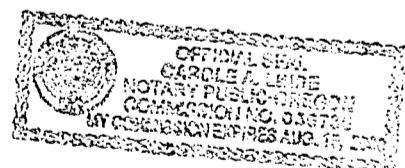
*Robert G. Hills, Sr.*  
ROBERT G. HILLS, SR.

*Betty J. Hills*  
BETTY J. HILLS

STATE OF OREGON, County of Klamath)ss.

On April 23, 1997, personally appeared ROBERT G. HILLS, SR.  
and BETTY J. HILLS who acknowledged the foregoing instrument to  
be their voluntary act and deed.

*Notary Public for Oregon*  
Notary Public for Oregon  
My Commission Expires: January 31, 1998  
AUGUST 15, 2000.



12072

EXHIBIT "A"

A parcel of land located in Section 22, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of Lot 7, Block 2 of Tract 1114, and being more particularly described as follows:

Beginning at the Northeast corner of Lot 7, Block 2, Tract 1114; thence West 1062.67 feet to the Northwest corner of said Lot 7 and the Southwest corner of Lot 6; thence along the West line of Lot 7, South 00 degrees 35' 53" West 220.00 feet; thence East 961.54 feet to the Easterly line of said Lot 7 and the Westerly right of way line of Squaw Flat Road; thence North 25 degrees 10' 50" East 243.10 feet to the point of beginning.

CODE 8 MAP 3610-2200 TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day  
of April 12 A.D. 1997 at 11:53 o'clock A.M., and duly recorded in Vol. M97  
of Deeds on Page 12071.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kettie R. Rose