

36575

Vol. 1147 Page 12423

97 APR 23 P3:46



WARRANTY DEED

ATC NO 03046175
AFTER RECORDING RETURN TO:
JUANITA H. BREWER
P.O. BOX 53
BEATTY, OR 97621

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

LESLIE BURNELL ANDERSON, hereinafter called GRANTOR(S),
convey(s) to JUANITA M. BREWER, 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

"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,

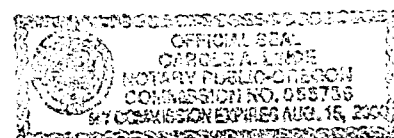
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$2,000.00.

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 23rd day of April, 1997.

A handwritten signature in dark ink, appearing to read "Leslie Burnell Anderson", is written over a horizontal line.
LESLIE BURNELL ANDERSON



STATE OF OREGON, County of Klamath)ss.

On April 23, 1997, personally appeared LESLIE BURNELL
ANDERSON who acknowledged the foregoing instrument to be his
voluntary act and deed.

A handwritten signature in dark ink, appearing to read "Charles A. Amode", is written over a horizontal line.
Notary Public for Oregon
My Commission Expires: August 15, 2000.

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EXHIBIT "A"

That portion of Government Lot 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is North 239 feet and West 178.7 feet from the Southeast corner of said Lot 29; thence West a distance of 239.3 feet; thence North a distance of 418 feet; thence East a distance of 239.3 feet; thence South a distance of 418 feet to the point of beginning.

CODE & MAP 3612-14CO TL 2700

STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day
of April A.D. 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. 1197
of Deeds on Page 12423

FEE \$35.00

Bernetha G. Letch, County Clerk
by Kathleen L. Letch