

36657

MTC 41005-KA Vpl 7197 Page 12611
WARRANTY DEED

DOYLE F. ZIMMERMAN and THAIS M. ZIMMERMAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

FLORENCE KAY HOLLENBEAK,

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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 336 Cook Street, Klamath Falls, OR 97601

Dated this 23 day of April, 1997.

Doyle F. Zimmerman
DOYLE F. ZIMMERMAN

Thais M. Zimmerman
THAIS M. ZIMMERMAN

STATE OF OREGON

SS. April 23 19 97

COUNTY OF KLAMATH

Personally appeared the above named DOYLE F. ZIMMERMAN AND

THAIS M. ZIMMERMAN

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kimberly A. Reves
Notary Public for Oregon
My commission expires 5/25/2000

(seal) OFFICIAL SEAL
KIMBERLY A. REVES
NOTARY PUBLIC-OREGON
COMMISSION NO. 081015
MY COMMISSION EXPIRES MAY 25, 2000

ESCROW NO. MT41005-KA

Return to:

FLORENCE KAY HOLLENBEAK
336 Cook Street
Klamath Falls, OR 97601

97 APR 25 AM 10:47

35

EXHIBIT 'A'
LEGAL DESCRIPTION

A tract of land situated in Lots 9 and 10, Block 96, BUENA VISTA ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northerly line of said Lot 9, from which the Northwest corner of said Lot 9 bears South 61 degrees 40' 00" West 63.62 feet; thence South 10 degrees 51' 11" East 92.35 feet; thence South 35 degrees 05' 11" East 24.71 feet; thence South 15 degrees 42' 20" East 25.73 feet to a point on the Southerly line of said Lot 10 being North 80 degrees 47' 00" East 66.90 feet from the Southwest corner of said Lot 9; thence North 80 degrees 47' 00" East 37.87 feet, more or less, to the Southeast corner of said Lot 10; thence North 00 degrees 03' 00" West 170.50 feet to the Northeast corner of said Lot 10; thence South 61 degrees 40' 00" West 86.12 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day
of April A.D., 19 97 at 10:47 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 12611

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross