

36659

MTC 41004-KA Vol. 111 Page 17621
WARRANTY DEED

GEORGE A. MULVIHILL and GLORIA L. MULVIHILL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
DOYLE F. ZIMMERMAN and THAIS M. ZIMMERMAN, 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 \$ 113,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 427 DONALD STREET, KLAMATH FALLS, OR 97601

Dated this 23 day of April, 1997.

George A. Mulvihill
GEORGE A. MULVIHILL

Gloria L. Mulvihill
GLORIA L. MULVIHILL

STATE OF OREGON

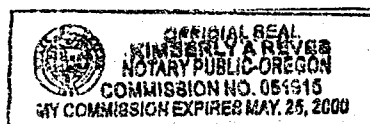
SS. April 23 19 97

COUNTY OF KLAMATH

Personally appeared the above named GEORGE A. MULVIHILL AND

GLORIA L. MULVIHILL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT41004-KA

Return to:

DOYLE F. ZIMMERMAN
427 DONALD STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 38, WEST PARK ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The Southwesterly one-half of Lot 39, WEST PARK ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, further described as follows:

Beginning at a point on the Northerly line of Donald Street 30 feet Northeasterly from the Southwesterly corner of said Lot 39; thence running Southwesterly along the Southerly line of Lot 39 to the Southwesterly corner thereof; thence Northerly along the Westerly line of said Lot 39 to the Northwesterly corner thereof; thence Northeasterly along the Northerly line of said Lot 39 41.33 feet to a point; thence Southeasterly in a straight line 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., 1997 at 10:47 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 12621

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen R. [Signature]