

36300

MTC 41190-MS Vol. 1797 Page 12929
WARRANTY DEED

ALICE MARGARET HATCH, TRUSTEE OF THE WALDO TRUST DATED MARCH 21, 1987,
Grantor(s) hereby grant, bargain, sell and convey to:
BRETT J. OWENS,

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:

LOTS 38 AND 39 IN BLOCK 10 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

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 \$ 58,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4505 THOMPSON STREET, KLAMATH FALLS, OR 97603

Dated this 22nd day of April, 1997.

TRUSTEES OF THE WALDO TRUST

BY Alice Margaret Hatch TRUSTEE
ALICE MARGARET HATCH

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on April 22, 1997

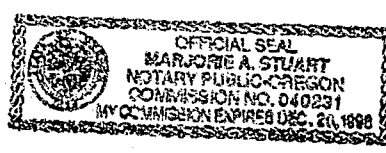
by Alice Margaret Hatch

as Trustee

of Waldo Trust Dated March 21, 1987

Margaret A. Stuart
Notary Public for Oregon

My commission expires 12-20-98



ESCROW NO. WT41190-MS

Return to:

BRETT J. OWENS
4505 THOMPSON STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of April A.D., 19 97 at 10:56 o'clock A. M., and duly recorded in Vol. 1797
of Deeds on Page 12929

Bernatha G. Letsch, County Clerk:

FEE \$30.00

by Kathleen R. Rasmussen