

37840

MTC 41219-KA Vol. 1997 Page 15184  
WARRANTY DEED

GEORGE MALCOLM FARRELL AND NOEL ALENE FARRELL AS TRUSTEES OF THE GEORGE MALCOLM FARRELL AND NOEL ALENE FARRELL 1996 FAMILY TRUST, Grantor(s) hereby grant, bargain, sell and convey to: TY HARRINGTON, an unmarried man, 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 \$ 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1976 AUBURN STREET, KLAMATH FALLS, OR 97601

Dated this 15th day of May, 1997.

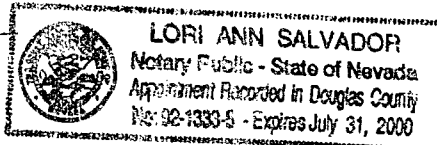
THE 1996 FARRELL FAMILY TRUST  
BY: George Malcolm Farrell TRUSTEE  
GEORGE MALCOLM FARRELL  
BY: Noel Alene Farrell TRUSTEE  
NOEL ALENE FARRELL

STATE OF Nevada, County of Douglas ss.

This instrument was acknowledged before me on May 15, 1997  
by GEORGE MALCOLM FARRELL AND NOEL ALENE FARRELL  
as TRUSTEES

of THE 1996 FARRELL FAMILY TRUST

Lori Ann Salvador  
Notary Public of Douglas County, Nevada  
My commission expires July 31, 2000



ESCROW NO. MT41219-KA

Return to:  
TY HARRINGTON  
1976 AUBURN STREET  
KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning 50 feet Westerly from the Northeast corner of Lot 1 of Block 41 of HOT SPRINGS ADDITION; thence Southerly at right angles to Auburn Street 100 feet; thence Westerly parallel to Auburn Street 50 feet; thence Northerly and at right angles to Auburn Street 100 feet; thence 50 feet Easterly along the South side of Auburn Street to the point of beginning, being a parcel of land 50 feet by 100 feet; central third of Lots 1 and 2 of Block 41 in HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

SAVING AND EXCEPTING THEREFROM the Westerly 3/10 feet of the Westerly 50 feet of the Easterly 100 feet of Lots 1 and 2 of Block 41 of HOT SPRINGS 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.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day  
of May A.D. 19 97 at 3:40 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 15184

FEE \$35.00

Bernetha G. Leisch, County Clerk:

by Kathleen Rose