

38924

MTC 44429-MS
WARRANTY DEED

Vol. 797 Page 17558

MELVIN M. DOUGLAS AND ILA R. DOUGLAS, TRUSTEES OF THE MELVIN M. AND ILA R. DOUGLAS TRUST OF 1994,

Grantor(s) hereby grant, bargain, sell and convey to:

GEORGIA ANN FOLLEY,

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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3232 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

Dated this 14th day of May, 1997.

TRUSTEES OF THE DOUGLAS TRUST

BY: Melvin M. Douglas TRUSTEE
MELVIN M. DOUGLAS

BY: Ila R. Douglas TRUSTEE
ILA R. DOUGLAS

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on May 14, 19 97

by Melvin M. Douglas and Ila R. Douglas

as Trustees

of Melvin M. and Ila R. Douglas Trust of 1994

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT41429-MS

Return to:

GEORGIA ANN POLLEY
3232 HOMEDALE ROAD
KLAMATH FALLS, OR 97603

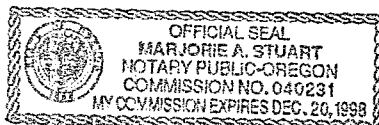


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Tracts 1 and 2A, HOMEDALE SUBDIVISION, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the East line of said Tract 2A, said point being on the West boundary of Homedale Road and being North 0 degrees 20' East a distance of 464.0 feet from the Southeast corner of said Tract 2A; thence North 66 degrees 40' West a distance of 491.0 feet; thence North 25 degrees 48' East a distance of 60.0 feet; thence South 74 degrees 37' East a distance of 431.8 feet to the East line of said Tract 2A; thence South 0 degrees 20' West along the East line of said Tract 2A a distance of 130.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of June A.D., 19 97 at 11:43 o'clock A. M., and duly recorded in Vol. M97,
of Deeds on Page 17558.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kottlun Ross