

39197

MTC 41192-SD
WARRANTY DEED

Vol. 1797 Page 18168

NANCY J. SCHELIN, AS TO AN UNDIVIDED 1/3 INTEREST, AND GLADYS G. WALKER AS TO THE REMAINDER, AS TENANTS IN COMMON,
Grantor(s) hereby grant, bargain, sell and convey to:
GRACE G. ROBINSON,
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.

JUN 12 P352

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.

97 The true and actual consideration for this conveyance is \$ 118,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 12 day of June, 1997.

Nancy J. Schelin
NANCY J. SCHELIN

Gladys G. Walker
GLADYS G. WALKER

BY: Nancy J. Schelin HER ATTY-IN-FACT
NANCY SCHELIN

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on JUNE 12, 19 97

by NANCY J. SCHELIN

as AN INDIVIDUAL AND AS ATTY-IN-FACT FOR GLADYS G. WALKER

of

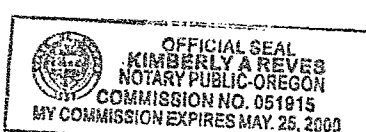
Kimberly A. Reves
Notary Public of Oregon

My commission expires 9/25/2000

ESCROW NO. MT41192-SD

Return to:

GRACE G. ROBINSON



18168-A

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, the Southeasterly 20 feet of Lot 6, and the following described portion of Lots 2 and 5, Block 2, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the Southeasterly corner of Lot 2, said Block 2; thence Northerly along the Easterly line of Lot 2, 160 feet; thence Westerly and parallel to the Southerly line of Block 2, 44.8 feet to a point which lies 2.5 feet Northeasterly and 40 feet Northwesterly of the Southeast corner of Lot 4, Block 2; thence Southerly and parallel to the Easterly line of said Lot 2, 160 feet to the Southerly line of Lot 2; thence Easterly 44.8 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amarititle the 12th day
of June A.D., 1997 at 3:52 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 18168.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross