

40309

MTC 41630-MG  
WARRANTY DEEDVol. 1997 Page 20447

NEIL B. DREW,

Grantor(s) hereby grant, bargain, sell and convey to:  
TERRY L. HENDERSON and CATHY R. HENDERSON, as tenants by the entirety,  
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:

SUBJECT TO A TRUST DEED DATED DECEMBER 7, 1977 AND RECORDED DECEMBER 9,  
1977 IN VOLUME M77, PAGE 23931, MICROFILM RECORDS OF KLAMATH COUNTY,  
OREGON, IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION.  
THE ABOVE NAMED GRANTEE(S) DO NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED  
AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE(S) HARMLESS  
THEREFROM.

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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 \$ 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 717 Lincoln Street Klamath Falls OR 97601

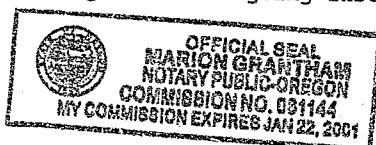
Dated this 30 day of June, 1997.

Neil B. Drew  
NEIL B. DREW

STATE OF OregonSS. June 30 19 97COUNTY OF Klamath

Personally appeared the above named Neil B. Drew

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marion Grantham  
Notary Public for Oregon  
My commission expires 1/22/01

ESCROW NO. MT41630-MG

Return to:

TERRY L. HENDERSON  
717 Lincoln Street  
Klamath Falls OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

Portion of Lots 2 and 3 of Block 64, NICHOLS 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, described as follows:

Beginning at a point on the Southeasterly line and 113.75 feet Southwesterly from the most Easterly corner of said Block 64 of NICHOLS ADDITION; thence Northwesterly parallel with 8th Street, 120.0 feet; thence Southwesterly parallel with Lincoln Street, 48.75 feet; thence Southeasterly parallel with 8th Street, 13.5 feet; thence Southwesterly parallel with Lincoln Street 10 feet; thence Southeasterly parallel with 8th Street 106.5 feet to the Southeasterly line of Lot 3; thence Northeasterly along said line 58.75 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day  
of July A.D., 1997 at 11:43 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 20447

FEE \$35.00

By Bernetha G. Lelsch, County Clerk  
Kathleen Rose