



97 AUG 12 P3:45  
ATC 04096562 - L  
WARRANTY DEED

AFTER RECORDING RETURN TO:

MARIO TABOADA

3837 Highway 39  
Klamath Falls, Ore. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

~~AT~~  
EMMET D. KNESS AND CYNTHIA A. KNESS HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to MARIO TABOADA  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

CODE 58 ACCOUNT NO. 3714-3AA TL 3100 KEY NO. 405270

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except THOSE OF RECORD AND  
THOSE APPARENT ON THE LAND.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$19,422.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 11<sup>th</sup> day of AUGUST, 1997.

EMMET D KNESS

EMMET D. KNESS

Emmet D Kness

Cynthia A Kness  
CYNTHIA A. KNESS

STATE OF OREGON, County of Klamath)ss.

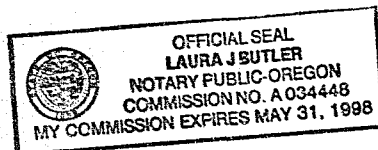
On this 11<sup>th</sup> day of AUGUST, 1997

Personally appeared the above named EMMET D. KNESS AND CYNTHIA  
A. KNESS HUSBAND AND WIFE LEE and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: [Signature]

Notary Public for Oregon

My Commission Expires: 5/31/98



## EXHIBIT "A"

Beginning at a point on the Easterly line of Smith Street, Bly, Oregon, which is South 66 degrees 43' East 50 feet from the Southeast corner of Lot 6, Block 4, BLY, in the County of Klamath, State of Oregon; thence along the Westerly line of parcel heretofore conveyed to J. C. Edsall, et al., to C. W. Woodcock by deed recorded Volume 105 at Page 72, Deed Records of Klamath County, Oregon, South 295 feet, more or less, to a point on the Northerly line of Ager Street which is 50 feet North of the Northeast corner of that certain parcel of land heretofore conveyed to Paul Hamilton Gilbert by deed recorded in Volume 144 at Page 73, Deed Records of Klamath County, Oregon; thence North 88 degrees 20' West along the Northerly line of Ager Street 34 feet to the true point of beginning of this description; thence Northerly parallel with the Section line, 217.85 feet, more or less, to the Easterly line of Smith Street extended; thence South 23 degrees 17' West along the Easterly line of Smith Street extended, 236.3 feet, more or less, to an intersection with said Northerly line of Ager Street; thence South 88 degrees 20' East 96 feet, more or less, to the point of beginning.

CODE 58 MAP 3714-3AA TL 3100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day  
of August A.D., 19 97 at 3:45 o'clock P. M., and duly recorded in Vol. M97,  
of Deeds on Page 26511.

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Kathleen Rose