

46091

After recording return to:

STEVEN ZIEL

P.O. BOX 22

CRESCENT, OR 97733

Vol. 1191 Page 32014
TITLE ORDER NO: K-51222
KEY ESCROW NO: 41-1066

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JOHN W. ANDING and ELSIE B. ANDING, husband and wife Grantor,

conveys and warrants to:

STEVEN ZIEL and HANCY R. ZIEL, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

Lots 1, 2 and 3 in Block 9 of CRESCENT, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon, TOGETHER WITH the Northeasterly 1/2 of Vacated Franklin Street
adjacent to said Lot 1, AND ALSO TOGETHER WITH that portion of Vacated
Main Street which inured thereto.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes for the fiscal year 1997-98 a lien not yet payable.
2. Easements for utilities over and across the premises formerly
included within the boundaries of Main Street and Franklin Street, now
vacated, if any such exists.
3. An easement created by instrument, including the terms and provisions
thereof;
Recorded : August 3, 1967 in Volume M67, page 5970, Deed Records of
Klamath County, Oregon
Favor of : Crescent Water and sewer Service Association
For : 15' wide easement for underground pipeline for water and
sewage

Tax Account No: 2409-030AC-03 Map No: 24-09-030-BC-03700/3800
Tax Account No: 2409-030AC-03 Map No:

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 30.936.

The true consideration for this conveyance is \$120,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 24 day of Sept., 1997.

GRANTOR(S):

John W. Anding
JOHN W. ANDING

Elsie B. Anding
ELSIE B. ANDING

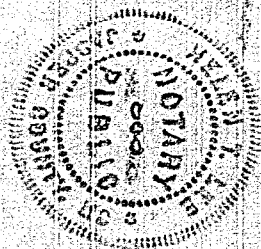
32015

MISSISSIPPI
STATE OF ~~OREGON~~, County of JASPER) ss.

This instrument was acknowledged before me on SEPTEMBER 24, 1997,
by JOHN W. ANDING and ELSIE B. ANDING

Helen T. Lee
Notary Public for ~~Oregon~~ MISSISSIPPI

My commission expires: _____
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.
MY COMMISSION EXPIRES: July 2, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day
of September A.D., 19 97 at 1:04 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 32014

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kerthun Kees