

MTC 42582-KA

RETURN TO: Andrew C. Brandsness 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: Claude J. and Verna D. Long 7716 Cannon Klamath Falls, OR 97603	CLERK'S STAMP:
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## -WARRANTY DEED-

Lyle W. Richards and Katheryn L. Richards, Grantor, conveys and warrants to Claude J. Long and Verna D. Long, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lots 21, 22, 23 and 24, Block 28, Mountain View 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, SAVING AND EXCEPTING THEREFROM the following:

A tract of land being a portion of Lot 21, Block 28, Supplemental Plat of Mountain View Addition to Klamath Falls, Oregon, a duly recorded subdivision, more particularly described as follows: Beginning at the Northwest corner of said Lot 21; thence N. 89°56'57" E., along the North line of said Lot 21, 7.22 feet to a 1/2-inch iron pin; thence S. 01°32'13" W., 49.87 feet to a 1/2-inch iron pin; thence S. 89°56'57" W., 5.81 feet to a 1/2-inch iron pin on the West line of said Lot 21; thence N. 00°05'00" W., 49.85 feet to the point of beginning, with bearing based on Survey No. 3546, as recorded in the office of the Klamath County Surveyor.

SUBJECT TO AND EXCEPTING: Taxes and assessments owed to a taxing authority.

The true and actual consideration for this transfer is payment of debt.

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.

Dated this 30 day of September, 1997.

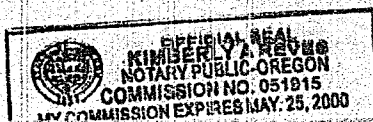
Lyle W. Richards  
Lyle W. Richards

Katheryn L. Richards  
Katheryn L. Richards

STATE OF OREGON )  
County of Klamath ) ss.

September 30, 1997.

Personally appeared Lyle W. Richards and Katheryn L. Richards, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Kimberly A. Reeves  
Notary Public for Oregon  
My Commission expires: 5/25/2000

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day of Sept A.D., 19 97 at 3:39 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 32171

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Katheryn Richards