

46252

MTC 42710-KR Vol M97 Page 32350
WARRANTY DEED

TONNIE L. BARRONA,

Grantor(s) hereby grant, bargain, sell and convey to:

BAYARD B. PIDGEON,

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:

The North 80 feet of the Lots 7 and 8, Block 304, DARROW 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.

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.

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 \$ 59,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 495 SW B Avenue, Corvallis, OR 97333

Dated this 30 day of Sept, 1997.

Tonnie L. Barrona
TONNIE L. BARRONA

STATE OF CALIFORNIA

SS. September 30, 19 97

COUNTY OF Los Angeles

Personally appeared the above named

TONNIE L. BARRONA

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Christopher S. Brown

Notary Public for California

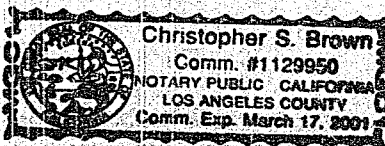
My commission expires March 17, 2001

(seal)

ESCROW NO. MT42710-KR

Return to:

BAYARD B. PIDGEON
495 SW B Avenue
Corvallis, OR 97333



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day of October A.D., 19 97 at 3:41 o'clock P.M., and duly recorded in Vol. M97 of Deeds on Page 32350

FEE \$30.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross