

46355

NANCY H. BALDINI,
Grantor(s) hereby grant, bargain, sell and convey to:
TREVOR MCCONNELL,

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:

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 \$ 106,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 1812 Tiffany Street, Klamath Falls, OR 97601

Dated this 3 day of October, 19 97

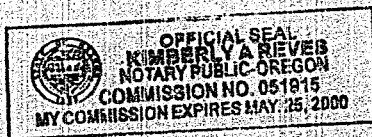
Nancy H. Baldini
NANCY H. BALDINI

STATE OF OREGON SS. October 3 19 97
COUNTY OF KLAMATH

Personally appeared the above named _____

NANCY H. BALDINI

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

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

ESCROW NO. MT42752-KA

Return to:

TREVOR MCCONNELL

1812 Tiffany Street
Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Block 24 ELDORADO HEIGHTS 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 being more particularly described as follows:

All of Lot 17, Block 24, and that portion of Lot 13, Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, described as beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Lot 13, Block 24, from which the Northeast corner of said Block 24 bears North 0 degrees 18' East, 264.00 feet distant; thence North 89 degrees 42' West 90.04 feet, more or less, to the Northeasterly line of Lot 15, Block 24; thence in a Southeasterly direction along the said Northeasterly line of Lot 15 on a 6 degrees 36' 40" curve to the right, 47.38 feet, more or less, to the corner common to Lots 13, 15, 16 and 17, according to the apportionment survey of Lot distances in this block along Eldorado Boulevard and filed in the County Surveyor's Office (File No. 266); thence along the South line of said Lot 13, North 79 degrees 44' 40" East 68.48 feet, more or less, to the Southeast corner of said Lot 13; thence North 0 degrees 18' East 26.27 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Ameri title the 3rd day
of October A.D., 19 97 at 11:55 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 32581

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rose