

NS

46828

Vol. 1997 Page 33548



Berita B. Mairs

P.O. Box 7154, 133 Uerlings St.
Klamath Falls, OR 97602

Grantor's Name and Address

Sandy D. & Berita B. Mairs

P.O. Box 7154, 133 Uerlings St.
Klamath Falls, OR 97602

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Sandy D. & Berita B. Mairs

P.O. Box 7154

Klamath Falls, OR 97602

Until requested otherwise, send all tax statements to: (Name, Address, Zip):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of October, 1997, at 3:53 o'clock P. M., and recorded in book/reel/volume No. M97 on page 33548 and/or as fee/file/instrument/microfilm/reception No. 46828, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen R. Riss, Deputy.

Fee: \$30.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Berita B. Mairs

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Sandy D. & Berita B. Mairs, with rights of survivorship

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 8, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the northerly 5 feet thereof, and ALSO EXCEPTING the westerly 150 feet along the North and South lines of said lot.

CODE 1 MAP 3809-3288 TAX LOT 4200

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing of 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 30.390."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, and that

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$name addition only. However, the actual consideration consists of the interest in the property or the goods or premises which is the whole or part of the interest which consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 10 day of October, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.390.

Berita B. Mairs

STATE OF OREGON, County of Klamath

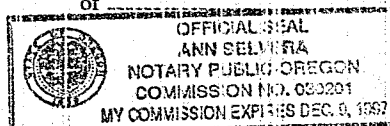
This instrument was acknowledged before me on October 10, 1997, by Berita B. Mairs

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 12-9-97