

46912

Vol. 1297 Page 33733

97 OCT 14 AM 1:35



WARRANTY DEED

Aspen Title & Escrow Inc.
Escrow # 02046817
AFTER RECORDING RETURN TO:

Dana Lynn Gass

320 N. 7thKlamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Jean Louise Underwood, hereinafter called GRANTOR(S), convey(s)
and warrant(s) to Dana Lynn Gass, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

See Attached Exhibit "A"

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$80,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

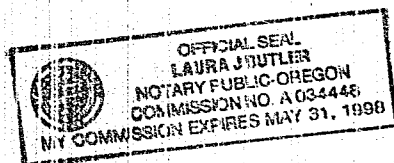
IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of October, 1997.

Jean Louise Underwood
Jean Louise Underwood

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 13th
day of October, 1997, by Jean Louise Underwood.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires 5/31/98



Beginning at a point on the Westerly line of Seventh Street, 60 feet Southeasterly from the Northeasterly corner of Block 41, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS; thence Southwesterly, parallel with Washington Street, 130 feet; thence Southeasterly parallel with Seventh Street, 60 feet; thence Northeasterly parallel with Washington Street 130 feet to Seventh Street; thence Northwesterly along Seventh Street, 60 feet to the place of beginning, said property being also described as the Southeasterly one-half of Lots 7 and 8, Block 41, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, and also described as the Southerly half of the Northerly half of the Easterly half of Block 41 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32AB TL 7900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of October A.D., 19 97 at 11:35 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 33733

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Koon