



97 OCT 12 P337  
ATC 02046892  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
TIMM V. ESTENSON  
5610 CHERRY LANE  
MEDFORD, OREGON 97504

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

NORMA R. BUKOSKY, hereinafter called GRANTOR(S), convey(s) and  
warrants to TIMM V. ESTENSON 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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$5,500.00.

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 17<sup>th</sup> day of October, 1997.

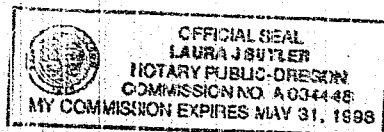
Norma R. Bukosky  
NORMA R. BUKOSKY

STATE OF OREGON, County of Klamath)ss.

On October 17<sup>th</sup>, 1997, personally appeared Norma R. Bukosky who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

L. Butler  
Notary Public for Oregon

My Commission Expires: 5/31/98



## EXHIBIT "A"

A portion of Lots 26, 28 & 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence Southeasterly along the Southwesterly line of East Main Street 45.56 feet; thence in a straight line Southwesterly to a point in the South line of Lot 29, Block 14, aforesaid, 11 feet East of the Southwest corner of said Lot; thence continuing on the same course Southwesterly to a point in Lot 26, said Block 14, 16 feet South of the North line of said Lot 26; thence West parallel with the North line of said Lot 26 to West line of said Lot; thence North 16 feet to the Northwest corner of said Lot; thence East 50 feet to the Southwest corner of Lot 29 above described; thence North 100.09 feet to the point of beginning.

ALSO a parcel of land in Lot 30, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 30; thence West along the South line of said Lot 30 a distance of 8 feet; thence Northeasterly a distance of 37.1 feet, more or less, to a point on the East line of said Lot 30, which is 36 feet North to the point of beginning; thence South 36 feet to the point of beginning.

BUT EXCEPTING from the parcel first above described the following:

A parcel of land in Lot 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 29; thence Southeasterly along the Northerly line of said Lot 29 a distance of 8.4 feet; thence Southwesterly a distance of 12.3 feet, more or less to the West line of said Lot 29, to a point which is 14.9 feet South from the point of beginning; thence North 14.9 feet to the point of beginning.

CODE 1 MAP 3809-33BA TL 16900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day of October A.D., 19 97 at 3:37 o'clock P. M., and duly recorded in Vol. 1897 of Deeds on Page 34293

FEE \$35.00

By Bernetha G. Letsch, County Clerk