

47294

MTC 47294-MS
WARRANTY DEED

Vol 1797 Page 34586

FREDERICK W. HEARD,
Grantor(s) hereby grant, bargain, sell and convey to:
VERA F. BURGESS.

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 \$ 59,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 423 NORTH 10TH STREET, KLAMATH FALLS, OR 97601

Dated this 9th day of October 1997

Frederick W. Heard
FREDERICK W. HEARD

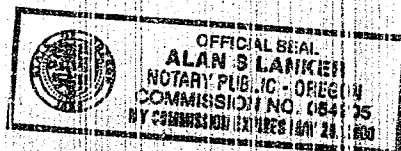
STATE OF OREGON

COUNTY OF BENTON

SS. OCTOBER 2 9th 19 97

Personally appeared the above named FREDERICK W. HEARD

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Alan S. Blanken
Notary Public for OREGON
My commission expires 5-20-2000

ESCROW NO. MT42643-MS

Return to:

VERA F. BURGESS
423 NORTH 10TH STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lots 5 and 6, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, state of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 50, said Nichols Addition; thence Southeasterly along and parallel to the Northerly line of 10th Street 55 feet to the true point of beginning; thence continuing Southeast parallel with 10th Street 55 feet; thence Northeasterly parallel with Jefferson Street 100 feet; thence Northwesterly parallel with 10th Street 55 feet; thence Southwesterly parallel with Jefferson Street 100 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of American Title of October A.D. 19 97 at 11:43 o'clock A. M. and duly recorded in Vol. M97 on Page 34586

FEE \$35.00

By Kernetha G. Letsch County Clerk