

47564

MTC 42651-MS  
WARRANTY DEED

Vol. 1197 Page 35162

97 OCT 24 P3:54

ALBERT N. GARDNER, WHO ACQUIRED TITLE AS  
 ALBERT M. GARDNER and JOLYNDA ASHE GARDNER, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 KAREN M. NOLLER,

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 \$ 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 3543 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 21 day of October, 1997

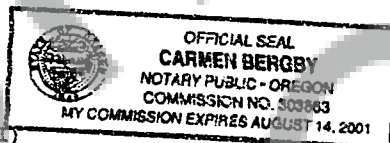
Albert M. Gardner  
 ALBERT M. GARDNER  
 N.

Jolynnda Ashe Gardner  
 JOLYNDA ASHE GARDNER

STATE OF Oregon SS. 10/22 19 97  
 COUNTY OF Lane

Personally appeared the above named Albert M. Gardner  
and Jolynnda Ashe Gardner

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Carmen Bergby  
 Notary Public for Oregon  
 My commission expires August 14, 2001

ESCROW NO. MT42651-MS

Return to:  
 KAREN M. NOLLER  
 3543 HOPE STREET  
 KLAMATH FALLS, OR 97603

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the S1/2 SE1/4 NW1/4, Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin marking the southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "Perry's Addition to Lloyds Tracts" Subdivision; thence South 89 degrees 50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of "Perry's Addition to Lloyds Tracts" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0 degrees 17' East along the Easterly line of Hope Street a distance of 470.43 feet to a point; and the true point of beginning of the tract to be hereinafter described, thence North 89 degrees 50' East 142.79 feet, more or less, to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence North 0 degrees 23' 33" East along the East line of the S1/2 SE1/4 NW1/4 of said Section 11, 94.81 feet to a point; thence South 89 degrees 54' 15" West 142.97 feet, more or less to a point on the East line of Hope Street; thence South 0 degrees 17' West along the East line of Hope Street 95 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day  
of October A.D., 19 97 at 3:54 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 35162

FEE \$35.00

By Bernetha G. Latsch, County Clerk  
Kathleen Rosen