

48769

97 NO. 18 P. 26

Vol 1797 Page 37899



#03046658

AFTER RECORDING RETURN TO:
DENVER & CHRISTINE HAMMONS

PO BOX 400

BEND, OREGON 97702-0203

WARRANTY DEED

UNTIL A CHANGE IS REQUESTED WILL TAKE
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DAVID A. NEIHARDT AND DELILAH L. NEIHARDT, hereinafter called GRANTOR(S), convey(s) to DENVER HAMMONS AND CHRISTINE HAMMONS, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . .

"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 FEEL 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."

P.M.
CH
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 Trust Deed recorded May 2, 1938 in Book M-88 at page 5914, which Grantees herein do not assume nor agree to pay, and Grantor holds Grantees harmless therefrom,

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 \$41,000.00.

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 18th day of November, 1997.

David A. Neihardt
DAVID A. NEIHARDT

Delilah L. Neihardt
DELILAH L. NEIHARDT

STATE OF OREGON, County of Klamath this

The foregoing instrument was acknowledged before me this 18th day of November, 1997 by DAVID A. NEIHARDT AND DELILAH L. NEIHARDT.

Before me: Claire J. Orme
Notary Public for Oregon My Commission Expires: 8/15/00

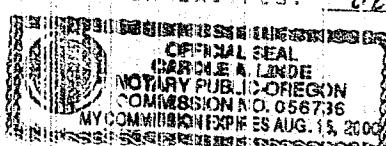


EXHIBIT "A"

37960

A tract of land situate in Lots 10 and 11, IMPERIAL ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 11; thence Northwesterly along the Southwesterly line of said Lot, 200 feet to a point; thence in a Northeasterly direction to a point on the East line of said Lot 11, said point being 183.5 feet Northwesterly of the Northerly line of Old Midland Road, which 183.5 feet is measured from the most Easterly corner of said Lot 11; thence in a Southeasterly direction to a point on said North line of road which is 136 feet Northeasterly from the point of beginning; thence Southwesterly along said North line of road 136 feet to the point of beginning.

CODE 172 MAP 3909-16B0 TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspin Title & Escrow the 18th day
of November, A.D. 19 97 at 3:26 o'clock P. M., and duly recorded in Vol. M97,
on Page 37899.
By Bernethia G. Letsch, County Clerk
Ketellun Rose
FEE \$35.00