

49143

MTC 43046 - MS
WARRANTY DEEDVol. 1197 Page 38722

RICHARD K. GRANT,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JULIE STURM,

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 \$ 42,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 826 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 24 day of November 19 97Richard K. Grant
RICHARD K. GRANTSTATE OF OregonCOUNTY OF KlamathSS. November 24 19 97Personally appeared the above named Richard k. Grantand acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT43046-MS

Return to:

JULIE STURM

826 CALIFORNIA AVENUE

KLAMATH FALLS, OR 97601

38723

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 6 and 7, Block 106, BUENA VISTA ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street; thence Northwesterly along the Southwesterly line of Gobi Street 44 feet; thence Southwesterly 107 feet, more or less to a point on a line radial to the curve of California Avenue at a point 28.35 feet South from the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street, said point being 126.5 feet Westerly from the Westerly line of California Avenue along said radial line; thence Easterly along said radial line 126.5 feet, more or less to the Westerly line of California Avenue; thence Northerly along the West line of California Avenue a distance of 28.35 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day
of November A.D., 19 97 at 3:44 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 38722.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rosa