

49542

MTC 43239-MS Vol. m97 Page 39510
WARRANTY DEED

MARCUS L. HORTON,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFFREY L. KLEIN and MARGARET M. KLEIN, husband and wife,
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 \$ 127,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2520 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

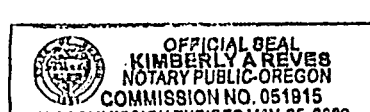
Dated this 3 day of December, 1997.

Marcus L. Horton
MARCUS L. HORTON

STATE OF OREGON SS. December 3 19 97
COUNTY OF KLAMATH

Personally appeared the above named MARCUS L. HORTON

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT43239-MS

Return to:
JEFFREY L. KLEIN
2520 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

39511

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The North 57 feet of Lot 11, Block 13, 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.

PARCEL 2

Lot 12, Block 13, 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of December A.D., 19 97 at 11:43 o'clock A.M., and duly recorded in Vol. M97,
of Deeds on Page 39510.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Kathleen Ross