

50156

MTC 43297-MS  
WARRANTY DEED

Vol. m97 Page 40751

BONNIE J. GORDON,

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

MARK D. WILSON,

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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1728 LOGAN STREET, KLAMATH FALLS, OR 97603

Dated this 12 day of 12, 1997

BONNIE J. GORDON

STATE OF OREGON

COUNTY OF KLAMATH

SS.

12-12

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Personally appeared the above named

Bonnie J Gordon

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Notary Public for OREGON

My commission expires 9-14-00

(seal)

ESCROW NO. MT43297-MS

Return to:

MARK D. WILSON

1728 LOGAN STREET

KLAMATH FALLS, OR 97603

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

A parcel of land being a portion of Lots 5 and 6, VICORY ACRES, 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 a point on the Westerly right of way line of Logan Street from which point a 1/2" iron pin marking the Southeast corner of Lot 6, Vicory Acres, bears South 00 degrees 38' 00" East 133.05 feet distant; thence South 89 degrees 03' 30" West 100.00 feet; thence North 00 degrees 38' 00" West 9.19 feet; thence South 89 degrees 03' 30" West 20.00 feet; thence North 0 degrees 38' 00" West 67.81 feet; thence North 89 degrees 03' 30" East 16.67 feet; thence North 0 degrees 38' 00" East 5.00 feet; thence North 89 degrees 03' 30" East 103.33 feet to a point on the Westerly right of way line of Logan Street; thence along said right of way line South 00 degrees 38' 00" East 82.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day  
of December A.D., 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 40751.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosen