



WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
ELLEN E. TINKER
LINDA M. FINE
606 OWENS STREET
KLAMATH FALLS, OREGON 97601

Aspen Title & Escrow

on this 20th day of January A.D., 1998
at 2:53 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 1781

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Rosa

Fee, \$30.00

Deputy

ELLEN E. TINKER, hereinafter called GRANTOR(S), convey(s) and warrants to ELLEN E. TINKER AND LINDA C. FINE NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

THE NORTHERLY 80 FEET OF LOTS 23 AND 24, BLOCK 7, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 map 3809-33BD TL 4000

"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 30.390."

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, contracts and/or liens for irrigation and/or drainage,

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 \$-0-.

In construing this deed and where the context so requires, the singular includes the plural.

this 12th day of January 1998.

Ellen E. Tinker
Ellen E. Tinker

STATE OF OREGON, County of Klamath)ss.

On this 12th day of JANUARY, 1998

Personally appeared the above named ELLEN E. TINKER and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 5/31/98

