

54663

MTC 43929-MS
WARRANTY DEED

Vol. m98 Page 8258

LEO C. OLSEN and PAMELA J. OLSEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAN O'DUANE and PHEDORA O'DUANE, 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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4503 BALSAM DRIVE, KLAMATH FALLS, OR 97601

Dated this 13th day of March, 1998.

Leo C. Olsen
LEO C. OLSEN

Pamela J. Olsen
PAMELA J. OLSEN

BY: Leo C. Olsen HER ATTORNEY IN FACT
LEO C. OLSEN

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on March 13, 1998

by Leo C. Olsen, individually and

as Attorney in fact

of Pamela J. Olsen

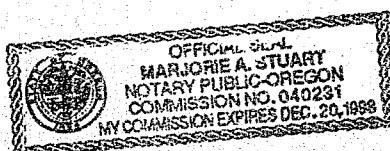
Marjorie A. Stuary
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT43929-MS

Return to:

DAN O'DUANE
4503 BALSAM DRIVE
KLAMATH FALLS, OR 97601



98 MAR 13 P3:15

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 12 in Block 9 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of Lot 13 in Block 9 of STEWART ADDITION, a platted portion of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Block 9; thence Westerly 55 feet along the North boundary line of said Block 9 to a point; thence Southerly 21.5 feet, more or less, to the Southerly boundary line of said Lot 13; thence Northeasterly along the Southerly line of said Lot 13, 56.8 feet, more or less, to the Easterly boundary line of said Block 9; thence North along the said Easterly boundary line of Block 9, 4.5 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of March A.D., 19 98 at 3:15 o'clock P M., and duly recorded in Vol. M98,
of deeds on Page 8258.

Bernetha G. Letsch, County Clerk

By Pauline M. Williams

FEE \$35.00