

55162

'98 MAR 24 P3:12

Vol. 1798 Page 9431

ATC # 982079

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

HAROLD K. PICKRELL

convey(s) to ANTHONY M. TANNER, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 those apparent on the land.

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 \$_____. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} part of the consideration (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

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

19 98. IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of March,

Harold K. Pickrell

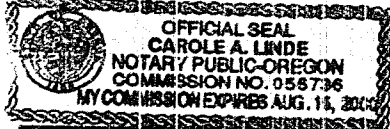
STATE OF OREGON, County of Klamath ss.

MARCH 23, 1998.

Personally appeared the above named HAROLD K. PICKRELL

Instrument to be HIS voluntary act and deed.

and acknowledged the foregoing



Before me

Carole A. Linde
Notary Public for OREGON
My Commission Expires: 8/15/00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

HAROLD PICKRELL
12277 MALLOY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/real/volume No. _____ on page _____ or as document/fee/file/Instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

A parcel of land located in Lot 10, Block 3, SECOND ADDITION TO ALTAMONT ACRES SUBDIVISION, situated in the SW 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the South boundary of said Lot 10, from which the Southwest corner of said Lot 10 bears North 88 degrees 51' 57" West 206.50 feet; thence from said point of beginning, North 00 degrees 13' 47" West 13.00 feet, leaving said South boundary; thence South 88 degrees 51' 57" East 100.00 feet to the West right of way of Bisbee Street; thence on said right of way, South 00 degrees 13' 47" East 13.00 feet to the South boundary of said Lot 10; thence leaving said right of way and continuing on the South boundary of said Lot 10, North 88 degrees 51' 57" West 100.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of March A.D., 19 98 at 3:12 o'clock P M., and duly recorded in Vol. M98,
of Deeds on Page 9431.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Kathleen Ross