

55274

MTC 43958-KR  
WARRANTY DEEDVol. 1198 Page 9697

RANDALL J. KERR and KATHLEEN M. KERR, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: TERRYLEE MARTA and CHARLES R. WHITNEY, with the rights of survivorship, 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 \$ 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 4123, Salinas, CA 93912.

Dated this 24th day of March, 1998.

Randall J. Kerr  
RANDALL J. KERR

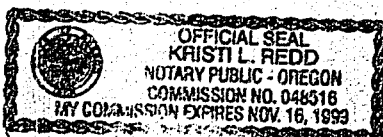
Kathleen M. Kerr  
KATHLEEN M. KERR

STATE OF Oregon  
COUNTY OF Klamath SS. 3/24 19 98

Personally appeared the above named

RANDALL J. KERR & KATHLEEN M. KERR

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for OREGON  
My commission expires 11/16/99

ESCROW NO. MT43958-KR

Return to:

TERRYLEE MARTA  
P.O. BOX 4123  
SALINAS, CA 93912

# EXHIBIT 'A' LEGAL DESCRIPTION

All that portion of Lot 21, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 21; thence Northeasterly along the Southerly line of Orchard Avenue, 42.5 feet to the angle in the street line; thence Easterly along the street line 3.3 feet to the true point of beginning of this description, being also the corner of Lot deeded to E. M. Chilcote and D. M. Smith by deed recorded in book 133 at page 13; thence to the right at an angle of 70 degrees 8' with the Southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of said Lot 21; thence Southeasterly along said line of Lot 21, 16.7 feet, more or less, to the most Southerly corner of tract deeded to Duvall KcKinney, et ux., by deed recorded in said Record Book 128 at page 519; thence Northerly along the Easterly line of said last mentioned tract 38.3 feet to a point; thence Northwesterly along the said East line of last mentioned tract 36.4 feet to the Southerly line of Orchard Avenue; thence West along said line of Orchard Avenue 36.7 feet to the true point of beginning, all according to the subdivision plat of said Block 125, Mills Addition.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day  
of March A.D., 19 98 at 9:27 o'clock A.M., and duly recorded in Vol. M98  
of Deeds on Page 9697

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross