

55877

MTC 44138-KA
WARRANTY DEED Vol. 1998 Page 11190

JOAN COWIE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CASEY A. FALL,

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 \$ 76,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 821 ELDORADO AVENUE, KLAMATH FALLS, OR 97601

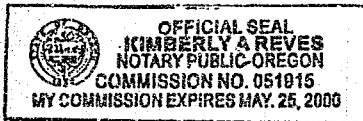
Dated this 3 day of April, 1998.

Joan Cowie
JOAN COWIE

STATE OF Oregon SS. April 3 19 98
COUNTY OF Klamath

Personally appeared the above named JOAN COWIE

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:
Kimberly A. Reves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT44138-KA

Return to:
CASEY A. FALL
821 ELDORADO AVENUE
KLAMATH FALLS, OR 97601

98 APR -6 P 3:41

11191

**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 17 in Block 37 of HOT SPRINGS ADDITION of the City of Klamath Falls, Oregon, EXCEPT a portion of the Southeast corner of said Lot 17 described as follows:

Beginning at the Southeast corner of said Lot 17; thence Southwest along the Southeasterly line of said Lot 50 feet; thence Northwest at right angles 25 feet; thence Northeast parallel to said Southeasterly line of Lot 50 feet; thence Southeast along the Northeasterly line of said Lot 25 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of April A.D., 19 98 at 3:41 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 11190.

FEE \$35.00

Bernetha G. Latsch, County Clerk
By Kathleen Rose