

57060

MTC 44288-MS
WARRANTY DEEDVol. 1798 Page 13838

MELANIE D. JONES,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TRUSTEES OF THE GERALD A. SWEET AND JUNE ANN SWEET FAMILY TRUST,

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.

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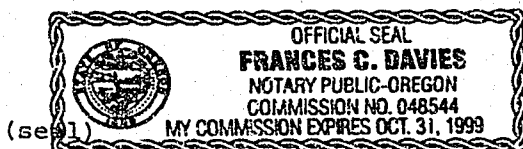
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 51,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 28080 N.W. EVERGREEN ROAD, HILLSBORO, OR 97124

Dated this 20th day of April, 1998.Melanie D. Jones
MELANIE D. JONESSTATE OF OREGONCOUNTY OF MULTNOMAH

SS.

4/20/ 1998Personally appeared the above named Melanie D. Jonesand acknowledged the foregoing instrument to be A voluntary act.

Before me:

Frances C. Davies
Notary Public for OREGON
My commission expires 10/31/1999

ESCROW NO. MT44288-MS

Return to:

TRUSTEES OF THE SWEET FAMILY TRUST
28080 N.W. EVERGREEN ROAD
HILLSBORO, OR 97124

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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southwest corner of Lot 26, SUMMER HEIGHTS; thence West 30 feet along the South line of Lot 34, ELMWOOD PARK; thence North parallel to the West line of Lot 26, SUMMER HEIGHTS, a distance of 90 feet; thence East parallel to the South line of said Lot 34 a distance of 30 feet to the West line of said Lot 26; thence South along the West line of said Lot 26, SUMMER HEIGHTS, 90 feet to the point of beginning, being a portion of Lot 34 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, the West 70.8 feet of the South 90 feet of Lot 26, and the West 5 feet of the North 56.1 feet of Lot 26, and the West 5 feet of Lot 27 of SUMMER HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of April A.D., 19 98 at 11:52 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 13838.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk