

57456

WARRANTY DEED - Klamath Falls, OR Page 14777

CLAUDE J. LONG and VERNA D. LONG, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: STEPHEN M. GORHAM and FRANCINE R. GORHAM, as tenants by the entirety, 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:

SHE 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 \$ 120,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1891 BENSON AVENUE, KLAMATH FALLS, OR 97601

Dated this _____ day of May, 1998.

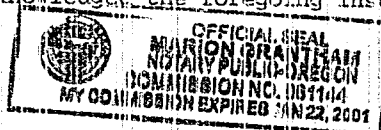
Claude J. Long
CLAUDE J. LONG

Verna D. Long
VERNA D. LONG

STATE OF Oregon SE May 19 98
COUNTY OF Klamath

Personally appeared the above named CLAUDE J. LONG AND
VERNA D. LONG

and acknowledged the foregoing instrument to be their voluntary act.



Before me Marion Grant Ham
Notary Public for Oregon
My commission expires 1/22/01

(seal)

ESCROW NO. MT44461-KR

Return to:
STEPHEN M. GORHAM
1891 BENSON AVENUE
KLAMATH FALLS, OR 97601

14778

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 21, 22, 23 and 24 in Block 28 of MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land being a portion of Lot 21, Block 28, SUPPLEMENTAL PLAT OF MOUNTAIN VIEW ADDITION to Klamath Falls, Oregon, a duly recorded subdivision, more particularly described as follows:

Beginning at the Northwest corner of said Lot 21; thence North 89 degrees 56' 57" East, along the North line of said Lot 21, 7.22 feet to a 1/2-inch iron pin; thence South 01 degrees 32' 13" West 49.87 feet to a 1/2-inch iron pin; thence South 89 degrees 56' 57" West 5.81 feet to a 1/2-inch iron pin on the West line of said Lot 21; thence North 00 degrees 05' 00" West 49.85 feet to the point of beginning, with bearing based of survey No. 3546, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of May A.D. 19 98 at 3:55 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 14777

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose