

57462

MTC 44126-KA
WARRANTY DEEDVol. 1198 Page 14797

JANET M. RAWLINGS,

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

MATTHEW E. BELLER, an unmarried man,

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 \$ 103,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2033 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 30 day of April, 1998

JANET M. RAWLINGS

STATE OF OREGON

is.

April 3019 98COUNTY OF KLAMATH

Personally appeared the above named

JANET M. RAWLINGSand acknowledged the foregoing instrument to be her voluntary act.

Before me:

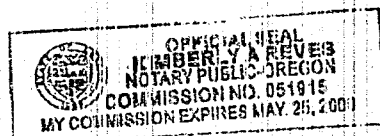
Notary Public for

Oregon

My commission expires

5/25/2001

(seal)



ESCROW NO. MT44126-KA

Return to:

MATTHEW E. BELLER

2033 CALIFORNIA AVENUE

KLAMATH FALLS, OR 97601

EXHIBIT 'A'
LEGAL DESCRIPTION

A tract of land situated in Lot 2 and a portion of Lot 1 of Block 80, BUENA VISTA 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, and the vacated portion of California Avenue, more particularly described as follows:

Said Lot 2 and Lot 1 EXCEPTING THEREFROM the Westerly 15 feet of Lot 1 Block 80.

TOGETHER WITH that portion of vacated California Avenue which inured thereto by Ordinance No. 94-21 recorded August 26, 1994 in Volume M94 at page 26775, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle 2 the 1st day
of May A.D. 19 98 at 2:35 o'clock 2 M., and duly recorded in Vol. M98
of Deeds on Page 14797

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross