

59790

Vol. 178 Page 20352

WARRANTY DEED
ATC #01047728AFTER RECORDING RETURN TO:
CYRIE M. BELLECI826 W. Oregon
Klamath Falls, Ore.
97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJOHN M. ANDERSCH, hereinafter called GRANTOR(S), convey(s) and
warrants to CYRIE M. BELLECI hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

SEE ATTACHED EXHIBIT "A"

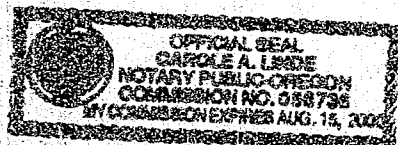
OS
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$125,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 10th day of June 1998.

JOHN M. ANDERSCH

STATE OF OREGON, County of Klamath)ss.

On June 10, 1998, personally appeared John M. Andersch who
acknowledged the foregoing instrument to be his voluntary act
and deed.

 Notary Public for Oregon
My Commission Expires: 8/15/00


38 JUN 15 AM 11:43

EXHIBIT "A"

Lots 12 and 13, Block 10, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS. ALSO the South 16 feet of vacated Oregon Avenue lying adjacent to and Northerly of said property by Order of Vacation recorded March 16, 1959 in Book 310 at Page 496, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in Lot 13, Block 10, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and a portion of Oregon Avenue vacated by City Ordinance 5045, more particularly described as follows:

Beginning at the Northwest corner of said Lot 13; thence North 03 degrees 03' 30" West along the Northerly projection of the West line of said Lot 13, 16.00 feet to a 1/2" iron pin; thence South 12 degrees 52' 15" East 161.21 feet to a 1/2" iron pin marking the Southeast corner of said Lot 13; thence South 86 degrees 45' 10" West along the Southerly line of said Lot 13, 27.48 feet to a 1/2" iron pin marking the Southwest corner of said Lot 13; thence North 03 degrees 03' 30" West along the West line of said Lot 13, 142.94 feet to the point of beginning. Bearings based on and refer to Klamath County Surveyor "Record of Survey No. 1593."

CODE 1 MAP 3809-19CD TL 9100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of June A.D., 19 98 at 11:43 o'clock A M., and duly recorded in Vol. M98
of Beeda on Page 20352

Bernetha G. Letsch, County Clerk

By Rose Marie Millenale

FEE \$35.00