

59806

MTC 45005-MS  
WARRANTY DEEDVol. M98 Page 20387

KLAMATH COUNTY UNITED FUND an Oregon non-profit Corporation,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
YVONNE M. HIGGINS,

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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1731 Winona Way, Klamath Falls, OR 97603

Dated this 15th day of June, 19 98

KLAMATH COUNTY UNITED FUND

BY: George R. Knight

GEORGE R. KNIGHT

TREASURER

BY: Leroy Cabral

LEROY CABRAL

EXECUTIVE DIRECTOR

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on JUNE 15, 19 98

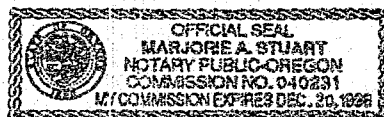
by George R. Knight and Leroy Cabral

as Treasurer and Executive Director respectively

of Klamath County United Fund

Notary Public of Oregon

My commission expires 12-20-98



HSCROW NO. MT45005-MS

Return to:

YVONNE M. HIGGINS  
1731 Winona Way  
Klamath Falls, OR 97603

98 JUN 15 P 3:24

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 6, Block 2, CANAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof, EXCEPTING THEREFROM the following:

That portion of Lot 6 described as: Beginning at the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6 a distance of 26 feet; thence Westerly along a line parallel with the Southerly line of said Lot 6, a distance of 8 inches; thence Southerly, along a line parallel with the Easterly line of said Lot 6, a distance of 26 feet to a point on the Southerly line of said Lot 6; thence Easterly, along the Southerly line of said Lot 6, a distance of 8 inches to the point of beginning, and also,

Excepting the following portion of Lot 6: Beginning at a point on the Easterly line of said Lot 6, said point being 61 feet and 6 inches Northerly from the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less, to a point on the Southerly line of Main Street; thence Westerly along said Southerly line of Main Street, a distance of 8 inches; thence Southerly along the line parallel with the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less; thence Easterly along a line parallel with the Southerly line of Main Street a distance of 8 inches to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day  
of June A.D., 19 98 at 3:24 o'clock P. M., and duly recorded in Vol. M98  
of Needs on Page 20387.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Bernetha G. Letsch