



WARRANTY DEED
TITLE & ESCROW, INC. ATC 05048189

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05048189
AFTER RECORDING RETURN TO:

Filed for record at request of

SUSAN SORENSEN
LARRY D. DERRA
1518 CRESCENT AVENUE
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 7th day of August A.D., 1998
at 11:31 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 29001

Bernetha G. Lutch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Rose
Fee, \$30.00 Deputy

ALVIN F. KECK AND AGNES M. KECK, hereinafter called GRANTOR(S),
convey(s) to SUSAN SORENSEN AND LARRY D. DERRA, ~~not~~ as tenants
in Common, ~~but with full rights of survivorship~~, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

The Easterly 128 feet of Lot 5 in Block 32 of HILLSIDE ADDITION
to the City of Klamath Falls, Oregon. ALSO beginning at the
Southwest corner of Lot 6 in Block 32 of Hillside Addition to
the City of Klamath Falls, Oregon, thence Easterly along the
Southerly line of said Lot 5, 50 feet to the true point of
beginning; thence Easterly along the Southerly line of said Lot
6, 10 feet; thence Northerly parallel with Crescent Avenue
(formerly Albertson Street) 10 feet; thence Southerly and
parallel to Crescent Avenue 50 feet to the point of beginning.

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.

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
\$42,500.00.

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 4th day of August, 1998.

Alvin F. Keck
ALVIN F. KECK

Agnes M. Keck
AGNES M. KECK

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 4th
day of August, 1998, by Alvin F. Keck and Agnes M. Keck.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000