

64314

MTC 43000-149  
WARRANTY DEED

Vol. 1198 Page 2954B

'98 AUG 12 A10:53

JOHN J. CARR,

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

JOHN J. CARR and LISA M. CARR, husband and wife,  
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 KLEINATH 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 \$. -0-

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2719 SAN MIGUEL CT, ROCKLIN, CA 95765-5152Dated this 10<sup>th</sup> day of August, 1998.

JOHN J. CARR

STATE OF CALIFORNIASS. AUGUST 101998COUNTY OF PLACERPersonally appeared the above named: JOHN J. CARR

and acknowledged the foregoing instrument to be his voluntary act.

Before me: ROSS OMILLENSCHIHL

Ross OmillenschihlNotary Public for CALIFORNIA  
My commission expires 11/3/2001

ESCROW NO. MT43699-MS

Return to:

JOHN J. CARR  
2719 SAN MIGUEL CT  
ROCKLIN, CA 95765-5152

23519

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lots 8 and 9, Block 42 of HOT SPRINGS 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, more particularly described as follows:

Beginning at a point on the Northeasterly line of the Alameda, South 41 degrees 42' East 76.0 feet from the point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of the Alameda; thence North 48 degrees 18' East parallel to Erie Street 100.4 feet; thence South 41 degrees 42' East 12.0 feet; thence North 48 degrees 18' East parallel to the Alameda Erie Street 50.0 feet; thence South 41 degrees 42' East parallel to the Alameda 12.0 feet; thence South 48 degrees 8' West parallel to Erie Street 150.4 feet; thence North 41 degrees 42' West along the Northeasterly line of the Alameda 36.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Amerititle  
of August A.D., 19 98 at 10:58 o'clock A.M., and duly recorded in Vol. M98  
of Deeds on Page 29548.  
By *Bernie Ida G. Letsch, County Clerk*  
*Kathleen Ross*

FEE \$35.00