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MTC 43609-MS
WARRANTY DEEDVol. 1798 Page 29543'98 AUG 12 AIO 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 Klamath and State of Oregon, to wit:

SHE 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-

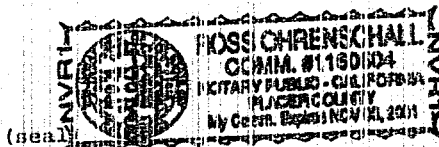
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2719 SAN MIGUEL CT, ROCKLIN, CA 95765-5152

Dated this 10th day of August, 19 98

JOHN J. CARR

STATE OF CALIFORNIA

SS.

AUGUST 1019 98COUNTY OF PLACERPersonally appeared the above named JOHN J. CARRand acknowledged the foregoing instrument to be his voluntary act.Before me: ROSS OHRENSCHALL[Signature]
Notary Public for CALIFORNIAMy commission expires 11/3/2001

ESCROW NO. MT42699-MS

Return to:

JOHN J. CARR

2719 SAN MIGUEL CT

ROCKLIN, CA 95765-5152

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 parallel to the Alameda 24.0 feet; thence North 48 degrees 18' East parallel to Erie Street 50.0 feet; thence South 41 degrees 42' East parallel to the Alameda 12.0 feet; thence South 48 degrees 18' 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 _____ American title _____ the 12th _____ day
of August _____ A.D., 19 98 at 10:58 o'clock _____ A.M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 29548

FEE \$35.00

By Bernie G. Letsch County Clerk
Kathleen Ross