

AMT45522KJ

WARRANTY DEED

BETTY GRAYBILL,

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

PEGGY SUE HENRY,

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 \$ 89,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 26 day of August, 1998

Betty Graybill
BETTY GRAYBILL

STATE OF

Oregon

COUNTY OF

Klamath

SS.

August 26 1998

Personally appeared the above named

Betty Graybill

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kirsten Jensen
Notary Public for Oregon
My commission expires 4/4/02

ESCROW NO. MT45522-KJ

Return to:

PEGGY SUE HENRY

2027 Earle St.Klamath Falls, OR 97601

31780

EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 110 feet of Lot 16, Block 48, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 16; thence South along Haskins Avenue 50 feet to the Southwest corner of said lot; thence Northeasterly along the Southerly line of said Lot 110 feet; thence Northwesterly parallel with Haskins Avenue 50 feet to Lavey Street; thence Southwesterly along Lavey Street 110 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day
of August A.D., 19 98 at 3:40 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 31779.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose