

66081

MTC 45475-MG
WARRANTY DEED

Vol. M98 Page 33439

'98 SEP 10 P3:28

GERALD I. MALLEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ANDREA D. MALLEN,

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 \$.130,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2910 FRONT STREET KLAMATH FALLS, OR 97601

Dated this 8 day of September, 1998
GERALD I. MALLENSTATE OF IllinoisCOUNTY OF Cook SS. September 8 19 98Personally appeared the above named GERALD I. MALLENand acknowledged the foregoing instrument to be his voluntary act.

Before me:


Notary Public for Illinois
My commission expires _____

(seal)

ESCROW NO. MT45475-MG

Return to:

ANDREA D. MALLEN
2910 FRONT STREET, UNIT 1
KLAMATH FALLS, OR 97601

33440

EXHIBIT "A" LEGAL DESCRIPTION

Unit No. B-4 of HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, being in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration recorded in Volume M83, page 21250 and supplemented in Volume M93, page 27937, Microfilm Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 10th day
of September A.D., 19 98 at 3:28 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 33439

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]