

'98 DEC 21 P3:24

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05048851
AFTER RECORDING RETURN TO:
BEATRICE M. PERSON
2054 CALIFORNIA AVE.
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 21st day of December A.D., 1998
at 3:24 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 46680

Bernetha G. Letsch, County Clerk

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

By Kathleen Rosa
Fee, \$30.00 Deputy.

RAY W. ADDINGTON, hereinafter called GRANTOR(S), convey(s) to
BEATRICE M. PERSON, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lots 3 and 4, Block 121, BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.
EXCEPTING THEREFROM the West 25.00 feet measured at right
angles of Lot 3 in said Block 121.

CODE 1 MAP 3809-30AD TL 1000

PMF
"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
\$105,000.00.

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 9TH day of December, 1998.

Ray W. Addington by Marlene T. Addington
RAY W. ADDINGTON BY MARLENE T. ADDINGTON
AS HIS ATTORNEY IN FACT *his atty. in fact*

STATE OF OREGON, County of Klamath)ss.

On December 9, 1998, personally appeared the above named
Marlene T. Addington for Ray W. Addington as his attorney in
fact and acknowledged the foregoing instrument to be her
voluntary act and deed.

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

