

72221
98 DEC 29 P3:28

MT4 46798-KC
WARRANTY DEED Vol. M98 Page 47656

~~MARGO K. HUNTSMAN~~ AS TO PARCEL 1 AND MARGO K. HUNTSMAN WHO TOOK TITLE AS MARGO K. THOMPSON AS TO PARCEL 2,

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

MARGO K. HUNTSMAN, AS A SEPARATE ESTATE,

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 \$. 0

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2109 DAWN DRIVE, KLAMATH FALLS, OR 97603

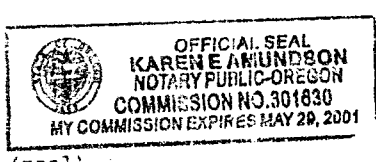
Dated this 23rd day of Dec, 1998.

Margo K. Huntsman
MARGO K. HUNTSMAN

STATE OF Oregon ss. December 23 19 98
COUNTY OF Klamath

Personally appeared the above named Margo K. Huntsman

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Karen E. Lundson
Notary Public for Oregon
My commission expires 5-29-01

ESCROW NO. MT46798-KC

Return to:
MARGO K. HUNTSMAN
2109 DAWN DRIVE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

All that portion of Lot 11, Block 3, TRACT 1103-EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a 1/2" iron rod at the Northeast corner of Lot 12, thence North 63 degrees 36' 24" East, 54.26 feet to the angle point in the North line of Lot 11, thence South 10 degrees 49' 54" East, 137.75 feet to a 5/8" iron rod on the right of way line of Cottage Avenue, thence 41.08 feet along the arc of a 230 feet radius curve to the left, the chord of which bears South 79 degrees 26' 38" West to a 1/2" iron rod at the Southeast corner of Lot 12, thence North 16 degrees 03' 34" West 123.51 feet to the point of beginning.

PARCEL 2

Lot 12 in Block 3 of TRACT 1103, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 29th day
of December A.D., 19 98 at 3:28 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 47656.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross