

74293

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WARRANTY DEED

Escrow NO.: 02049124

AFTER RECORDING RETURN TO:

Adrian A. Waters

 % Joan Floyd P.O. Box 1345
Chiloquam OR 97624

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

VERA F. BURGESS, hereinafter called GRANTOR(S), convey(s) and warrants to ADRIAN A. WATERS, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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, contracts and/or liens for irrigation and/or drainage,

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 \$40,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF SUMMIT ACCOMMODATORS AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

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 3RD day of February 1999.

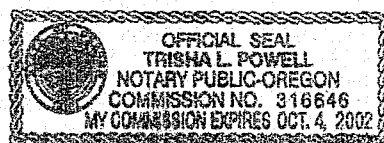
Vera F. Burgess
 VERA F. BURGESS

STATE OF OREGON)
) ss.
 County of Klamath)

The foregoing instrument was acknowledged before me this 3rd day of February 3, 1999, by Vera F. Burgess, and acknowledged the foregoing to be her voluntary act and deed.

Before me: Trisha L. Powell
 Notary Public for OREGON

My Commission Expires: 10/11/2000



4477

EXHIBIT "A"

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A tract of land situated in Lots 5 and 6, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 50, said Nichols Addition; thence Southeasterly along and parallel to the Northerly line of 10th Street 55 feet to the true point of beginning; thence continuing Southeast parallel with 10th Street 55 feet; thence Northeasterly parallel with Jefferson Street 100 feet; thence Northwesterly parallel with 10th Street 55 feet; thence Southwesterly parallel with Jefferson Street 100 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 5900

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of February A.D. 1999 at 3:49 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 4476

Linda Smith, County Clerk

by Kathleen Rosa

FEE

\$35.00