



75355

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## STATUTORY WARRANTY DEED

NELLE KILLION, AN ESTATE IN FEE SIMPLE

conveys and warrants to CINDY L. LYMAN

Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: \_\_\_\_\_ Grantee,

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

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 84,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 10th day of February 19 99Nelle Killion  
NELLE KILLION

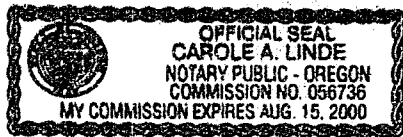
STATE OF OREGON

County of \_\_\_\_\_ } ss.

BE IT REMEMBERED, That on this 10th day of February 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named NELLE KILLION

known to me to be the identical individual \_\_\_\_\_ described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Carole A. Linde  
My Commission expires 8/15/00 Notary Public for Oregon.Title Order No. K-53729-CEscrow No. K53729C

After recording return to:

CINDY L LYMAN1831 LOWELLKLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

CINDY L LYMAN1831 LOWELLKLAMATH FALLS, OR 97601

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## DESCRIPTION

The following described real property situate in Klamath County, Oregon:

All of Lot 18 and that portion of Lot 19 in Block 4 of Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of said Lot 19; thence Northwesterly along the line between Lots 18 and 19 in said Block a distance of 140 feet to the Northerly line of said Lot 19; thence Northeasterly parallel to Lowell Street a distance of 25 feet; thence Southeasterly parallel with said line between Lots 18 and 19 a distance of 140 feet to Northwesterly line of Lowell Street; thence Southwesterly along Lowell Street a distance of 25 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH:

ss.

Filed for record at request of First American Title the 26th day  
of February A.D., 1999 at 3:13 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 6937

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross