

75421

99 MAR -1 P3:24

MTC 47230-MS Vol. 1119 Page 7115  
WARRANTY DEED

ZINA L. OTIS and ROBERT F. OTIS, JR., as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DENA ANN PRICE,

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 429 NORTH 2ND STREET, KLAMATH FALLS, OR 97601

Dated this 19th day of Feb, 1999

Zina L. Otis  
ZINA L. OTIS

Robert F. Otis Jr.  
ROBERT F. OTIS, JR.

STATE OF Oregon SS. Feb 19 1999  
COUNTY OF Klamath

Personally appeared the above named Zina L. Otis  
Robert F. Otis Jr.

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

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

ESCROW NO. MT47230-MS

Return to:

DENA ANN PRICE  
429 NORTH 2ND STREET  
KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The central 36 feet and 8 inches of Lots 6 and 7 in Block 9 of EWAUNA HEIGHTS 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. being more particularly described as follows:

Beginning on the Easterly line of Second Street at a point thereon 36 feet and 8 inches Southeasterly from the most Westerly corner of Lot 6 aforesaid; thence Southeasterly along said line of Second Street 36 feet and 8 inches; thence Northeasterly and parallel with Jefferson Street, 104.2 feet, more or less, to the Easterly line of Lot 7 aforesaid; thence Northwesterly along the said line of Lot 7, 36 feet and 8 inches; thence Southwesterly and parallel with Jefferson Street, 104.2 feet, more or less, to the place of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 1st day  
of March A.D., 1999 at 3:24 o'clock P.M., and duly recorded in Vol. M99  
of Deeds on Page 7115

Linda Smith, County Clerk

by Kathleen Ross

FEE \$35.00