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Aspen Title #01048483  
WARRANTY DEED

ASPEN TITLE ESCROW NO. 01048483

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

NEIL A. WESTFALL

1125 East St.Klamath Falls, OR 97601the 16th day of March A.D., 1999  
at 10:42 o'clock A. M., and duly recorded  
in Vol. M99 of Deeds on Page 9060

Linda Smith, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEBy Kathleen Rose Deputy

Fee, \$30.00

CAROLYNN ANDERSON, hereinafter called GRANTOR(S), convey(s) and warrants to NEIL A. WESTFALL, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

That portion of Lots 1, 2, 3 and 4 in Block 12 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, lying South of the line which is parallel with and distant from the South line of Canby Street 121 feet.

Code 1, Map 3809-29DD, Tax Lot 2900

"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, Trust Deed, including the terms and provisions thereof, dated November 12, 1987 and recorded November 19, 1987, in Book M-87, Page 20967, Klamath County Mortgage Records, in favor of Thomas H. Anderson, III, Trustee for the RSA Trust, which Trust Deed the Grantee herein does NOT agree to assume and pay and Grantor holds Grantee harmless therefrom, and Grantor shall pay this Trust Deed in full at the time of, or prior to the payoff of the All-inclusive Trust Deed which Grantee is executing in favor of Grantor and being recorded immediately subsequent to the recording of this Deed.,

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.

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 18th day of February, 1999.

Carolynn Anderson  
CAROLYNN ANDERSON

STATE OF IDAHO, County of Butte ss.

The foregoing instrument was acknowledged before me this 5 day of February, 1999, by Carolynn Anderson.

Before me,  
Notary Public for Idaho

My Commission Expires: 5-17-2002