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99 APR -7 AM 124

MTC 47570-KR  
WARRANTY DEEDVol M99 Page 12503

JED S. ETTERS,

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

ERIC D. WATERS, AN UNMARRIED MAN,

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:

Beginning at the most Southerly corner of Lot 4 in Block 62 of NICHOLS 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; thence Northwesterly along the Easterly line of Ninth Street 80 feet; thence Northeasterly at right angles to Ninth Street 35 feet; thence Southeasterly and parallel with Ninth Street 80 feet to the Northerly line of Lincoln Street; thence Southwesterly along the Northerly line of Lincoln Street 35 feet to the place of beginning.

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 \$ 56,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 901 LINCOLN STREET, KLAMATH FALLS, OR 97601

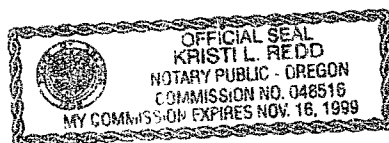
Dated this \_\_\_\_\_ day of April, 1999.

*Jed S. Etters*  
JED S. ETTERS

STATE OF OREGON SS. April 19 99  
COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_  
JED S. ETTERS

and acknowledged the foregoing instrument to be HIS voluntary act.



(seal)

Before me:

*Kristi L. Redd*  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

ESCROW NO. MT47570-KR

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Return to:

ERIC D. WATERS, AN UNMARRIED MAN  
901 LINCOLN STREET  
KLAMATH FALLS, OR 97601

this 7th day of April A.D. 1999  
at 11:24 o'clock A. M., and duly recorded  
in Vol. M99, of Deeds on Page 12503

Linda Smith, County Clerk

By *Kathleen Rosa* Deputy

Fees, \$30.00