

MTC 48208-KR
WARRANTY DEED

Vol M99 Page 21329

99 Jun 20 P3:17

NELLIE FRANCES PITT,

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

TERRI L. BLOOMFIELD,

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:

Parcel 1 of Land Partition 59-96 situated in the N1/2 SW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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:

SUBJECT TO: Trust Deed dated January 17, 1997 and recorded January 23, 1997 in Volume M97, page 2064, Microfilm Records of Klamath County, Oregon in favor of John D. Alarcon and Darlene Alarcon, or the survivor thereof, as Beneficiaries. The above named Grantee DOES NOT agree to assume nor pay the above mentioned Trust Deed securing a Promissory Note of even date and the Grantor agrees to hold the Grantee harmless therefrom.

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 \$ 144,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3937 Tingley Lane, Klamath Falls, OR 97603

Dated this 28th day of May, 1999

Nellie Frances Pitt
NELLIE FRANCES PITT

BY: Jean Reid HER ATTORNEY-IN-FACT
JEAN REID

STATE OF Oregon SS. May 28 19 99
COUNTY OF Klamath

Personally appeared the above named Jean Reid as attorney-in-fact for Nellie Frances Pitt

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

ESCROW NO. MT48208-KR

Return to:
TERRI L. BLOOMFIELD
3937 Tingley Lane
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 5/28/99, at 3:17 p.m.
In Vol. M99 Page 21329
Linda Smith, County Clerk
Fee \$ 30 -

Linda Smith