

99 JUN 10 AM 12:23

WARRANTY DEED

22855

Vol. M99 Page

PAT L. ANDERSCH,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ARTHUR R. KNIGHT and JEAN L. KNIGHT, husband and wife,
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:

THE SOUTHEASTERLY 1/2 OF LOT 3 AND ALL LOT 4, BLOCK 43, 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,
TOGETHER WITH THAT PORTION OF VACATED EARLE STREET WHICH INURED THERETO
AS DISCLOSED IN INSTRUMENT RECORDED JANUARY 25, 1956, IN VOLUME 280, PAGE
445, DEED RECORDS OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE SOUTHWESTERLY 20 FEET HERETOFORE CONVEYED TO
KLAMATH COUNTY FOR STREET PURPOSES, SAID TRACT FACING 75 FEET ON HILLSIDE
AVENUE AND EXTENDING A DISTANCE OF 130 FEET THEREFROM.

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 \$ 272,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 704 HILLDSIDE AVENUE, KLAMATH FALLS, OR 97601

Dated this 05 day of June, 1999

PAT L. ANDERSCH

STATE OF OREGON

COUNTY OF KLAMATH

SS. JUNE 4,

19 99

Personally appeared the above named PAT L. ANDERSCH

and acknowledged the foregoing instrument to be HIS voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for OREGON
My commission expires 11-20-99

ESCROW NO. MT48186-LW

Return to:

ARTHUR R. KNIGHT
704 HILLDSIDE AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 6/10/99, at 11:23 am.
In Vol. M99 Page 22855
Linda Smith,
County Clerk Fees 321-