



1999 JUN 30 AM 11:08

# Aspen TITLE & ESCROW, INC.

WARRANTY DEED

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Escrow No.: 02049657

AFTER RECORDING RETURN TO:

VICKIE I. OVERSTREET

*3417 Boardman Ave  
Klamath Falls OR 97603*

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

MILDRED V. EKLUND hereinafter called GRANITOR(S), convey(s) and  
warrants to VICKIE I. OVERSTREET hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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 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 to clear  
title.

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 June 1999.

*Mildred V Eklund*

MILDRED V. EKLUND

STATE OF OREGON, County of Klamath)ss.

On June 18, 1999, personally appeared Mildred V. Eklund who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

*Trisha L. Powell*

Notary Public for Oregon

My Commission Expires: 10-4-2002



## EXHIBIT "A"

A parcel of land situated in Lot 4, Block 2, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89 degrees 40' East a distance of 231.0 feet from the Southwest corner of said Lot 4; thence North 0 degrees 26' East parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of said Lot 4; thence South 89 degrees 40' East along the North line of said Lot 4 a distance of 47.3 feet to an iron pin on the Northeast corner of said Lot 4; thence South 28 degrees 15' East along the Easterly line of said Lot 4 a distance of 161.5 feet to an iron pin on the Southeast corner of said Lot 4; thence North 89 degrees 40' West along the North line of Boardman Avenue a distance of 125.0 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-3DB TL 3900

State of Oregon, County of Klamath  
Recorded 6/30/99, at 11:08 a. m.  
In Vol. M99 Page 25993  
Linda Smith,  
County Clerk      Fee \$ 35 KR