



1999 AUG -3 PM 3:03

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 31073

After recording return to:

Michelle Carnes

2731 Eberlein

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Michelle Carnes

2731 Eberlein

Klamath Falls, OR 97601

Escrow No. K54280V

Title No. K

### STATUTORY WARRANTY DEED

Stephen R. Holmes and Ruby N. Holmes, an estate in fee simple as tenants by the entirety, Grantor,  
conveys and warrants to Michelle L. Carnes, a married woman as individual, Grantee, the following  
described real property free of liens and encumbrances, except as specifically set forth herein:

Legal Description attached hereto and made a part hereof as Exhibit "A".

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record,  
rights of way, and easements of record and those apparent upon the land, contracts and/or liens for  
irrigation and/or drainage.

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 consideration for this conveyance is \$118,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of August, 1999.

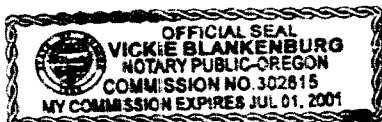
Stephen R. Holmes  
Stephen R. Holmes

Ruby N. Holmes  
Ruby N. Holmes

STATE OF OREGON  
County of KLAMATH

} ss.

This instrument was acknowledged before me on this 2nd day of August, 1999  
by Stephen R. Holmes and Ruby N. Holmes



Vickie Blankenburg  
Notary Public for Oregon

My commission expires: 7-01-2001

31074

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

The following described real property situate in Klamath County, Oregon:

All of Lot 10 and a portion of Lot 11 in Block 41 of HOT SPRINGS 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, said portion of Lot 11 more fully described as follows: Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle  $32^{\circ}50'$  Easterly from Auburn Street a distance of 75.44 feet to an iron pipe; thence Southerly at an angle  $3^{\circ}35'$  Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 feet Easterly from the Southerly corner common to Lots 10 and 11; thence 1.0 foot Westerly to the point of beginning.

State of Oregon, County of Klamath  
Recorded 8/03/99, at 3:03 p. m.  
In Vol. M99 Page 31073  
Linda Smith,  
County Clerk Fee \$ 35 - KR