

1997 OCT -4 AM 11:46

MTC 48973-MS  
WARRANTY DEED

Vol M99 Page 39409

KAREN M. NOLLER,

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

LISA DUVALL,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TAX ACCOUNT NO.: 3809-029BD-10300-000

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 47,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 800 ROSEWAY DRIVE, KLAMATH FALLS, OR 97601

Dated this 30th day of September, 19 99

Karen M. Noller  
KAREN M. NOLLER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 30, 1999 by KAREN M. NOLLER.

Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO: MT48973-MS

Return to:  
LISA DUVALL  
800 ROSEWAY DRIVE  
KLAMATH FALLS, OR 97601



EXHIBIT "A"  
LEGAL DESCRIPTION

39410

Beginning at a point in the South line of Roseway Drive, 14 feet E. of the Northwest corner of Lot 37 of ROSELAWN Subdivision Block 70, BUENA VISTA ADDITION to Klamath Falls; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, recorded in Book 7, page 2, April 12, 1927; thence South at right angles 61.5 feet to the North line of alley; thence E. along said North line 50 feet; thence North at right angles 61.5 feet to a point in the South line of Roseway Drive 20 feet E. of the Northwest corner of Lot 36; thence West on said South line 50 feet to the place of beginning; being the E. 30 feet of Lot 37 and the West 20 feet of Lot 36, of said ROSELAWN Subdivision, Block 70, BUENA VISTA ADDITION; said tract facing 50 feet on the South line of Roseway Drive, and extending 61.5 feet South therefrom.

TOGETHER with the N1/2 of the vacated alley adjoining said property which was vacated by Ordinance No. 5038 recorded December 10, 1958 in Volume 307, page 405, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 10/4/99, at 11:46 a.m.  
In Vol. M99 Page 39409  
Linda Smith,  
County Clerk Fee \$ 35.00