

1999 OCT -1 PM 3:45

MT49380-MS  
WARRANTY DEED

Vol M99 Page 39643

1999 OCT -5 AM 11:35

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GRACIA HUBERD,

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

IRVIN W. PETERSEN and KAREN A. PETERSEN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
TAX ACCOUNT NO.: 3809-032AB-09200-000

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 deed is being re-recorded to correct the legal description attached hereto and made a part hereof

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 15,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 82, BONANZA, OR 97623

Dated this 1st day of October, 1999

GRACIA HUBERD

BY:

WAYNE HUBERD, HER ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 1, 1999 by WAYNE HUBERD AS ATTORNEY IN FACT FOR GRACIA HUBERD.

(Notary Public for Oregon)

My commission expires

12/20/02

ESCROW NO. MT49380-MS

Return to:

IRVIN W. PETERSEN  
P.O. BOX 82  
BONANZA, OR 97623



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1000-  
M

EXHIBIT "A"  
LEGAL DESCRIPTION

39644  
39313

PARCEL 1

Lot 10, saving and excepting a strip of land 1 foot in width running along the Southwesterly line of Lot 10 more particularly described as follows:

Beginning at a point on said Southwesterly line 24.8 feet from the West corner of said lot and extending along said Southwesterly line toward Jefferson Street a distance of 10 feet, and a strip of land 2.7 feet in width, beginning at a point on said Southwesterly line 34.8 feet from said West corner and extending along said Southwesterly line 75.2 feet to Jefferson Street.

PARCEL 2

ALSO, a portion of Lot 9, more particularly described as follows:

A strip of land 2.9 feet in width beginning at the North corner of Lot 9 in Block 44 in FIRST 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, and running thence Southeasterly along the Northeasterly line of said lot a distance of 24.8 feet.

\*\* All in Block 44 of First 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

State of Oregon, County of Klamath  
Recorded 10/1/99, at 3:45 P. M.  
In Vol. M99 Page 39312  
Linda Smith,  
County Clerk Fee \$ 35.00

State of Oregon, County of Klamath  
Recorded 10/05/99, at 11:35 A. M.  
In Vol. M99 Page 39643  
Linda Smith,  
County Clerk RR Fee \$ 10.00