

2001 FEB -2 PM 3: 29

mtc 93087-ms
WARRANTY DEED

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DOROTHY R. NORTH,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROSHELLE D. MUNSON,
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 Easterly 37 1/2 feet of Lot 24 in Block 32 of HOT SPRINGS ADDITION to
the City of Klamath Falls, Oregon, fronting 37 1/2 feet on LeRoy Street
and being 140 feet deep; according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

3809-029AD-00700-000

215582

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 48,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **1869 LEROY STREET, KLAMATH FALLS, OR 97601**

Dated this 2nd day of February, 2001.

Dorothy R. North
DOROTHY R. NORTH

BY: *Richard J. North*
RICHARD J. NORTH, HER
ATTORNEY-IN-FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 2, 2001 by
RICHARD J. NORTH AS ATTORNEY-IN-FACT FOR DOROTHY R. NORTH.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53087-MS

Return to:
ROSHELLE D. MUNSON
1869 LEROY STREET
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 02/02/01, at 3:29 p.m.
In Vol. M01 Page 4426
Linda Smith
County Clerk Fee\$ 21.00

SLCOW