

'01 MAY 11 PM 3:02

MT 53323 -ms
WARRANTY DEED

Vol M01 Page 21824

LEIGH R. GRASS AND DORIS LEE GRASS, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE GRASS LOVING TRUST DATED APRIL 13, 1995,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHRISTINA L. NELSON,
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 WESTERLY 60 FEET OF LOT 6, BLOCK 31, HILLSIDE 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. TOGETHER WITH THE NORTH ONE-HALF OF VACATED DONALD STREET ADJACENT THERETO.

3809-029DA-06800-000

304076

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 34,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9808 TINGLEY LANE, KLAMATH FALLS, OR 97603

Dated this 4th day of May, 2001.

TRUSTEES OF THE GRASS LOVING TRUST

DATED APRIL 13, 1995

BY: Leigh R. Grass Trustee

LEIGH R. GRASS, TRUSTEE

BY:

Doris Lee Grass, Trustee
DORIS LEE GRASS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 7, 2001 by LEIGH R. GRASS AND DORIS LEE GRASS, TRUSTEES OF THE GRASS LOVING TRUST DATED APRIL 13, 1995.

Pamela J. Spencer
(Notary Public for Oregon)

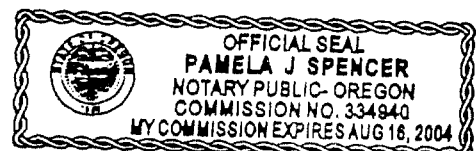
My commission expires

8/16/2004

ESCROW NO. MT53323-MS

Return to:

CHRISTINA L. NELSON
9808 TINGLEY LANE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 05/11/01, at 2:02 p.m.
In Vol. M01 Page 21824
Linda Smith,
County Clerk Fee\$ 21.00

21.00⁰⁰