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MT54141-TA
WARRANTY DEED

Vol. M01 Page 31279

MARIAH LEE CREMER,

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

RICHARD T. BURSELL,

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:

Lot 5, Block 6, Buena Vista Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

AND ALSO commencing at the point of intersection of the Northerly line of Buena Vista Street with the line between Lots 5 and 7, Block 6, Buena Vista Addition to the City of Klamath Falls, Oregon; thence along said line between Lots 5 and 7, a distance of 50 feet, more or less, to the Southeasterly corner of said Lot 5; thence Southeasterly along the line between Lots 4 and 5 in said Block 6 if extended, a distance of 38 feet, more or less, to the Northerly line of Buena Vista Street; thence Westerly along the Northerly line of said Buena Vista Street, a distance of 60 feet, more or less, to the point of beginning, being that portion of Lot 7, Block 6, Buena Vista Addition to the City of Klamath Falls, Oregon, lying to the Southwest of the line between Lots 4 and 5 in said Block 6, if extended to Buena Vista Street.

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3809-019CD-02900

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 98,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1036 HANKS STREET, KLAMATH FALLS, OR 97601

Dated this 22nd day of June, 2001.


MARIAH LEE CREMER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 22, 2001 by MARIAH LEE CREMER.




(Notary Public for Oregon)

Commission expires 6-19-04

ESCROW NO. MT54141-TA

Return to:

RICHARD T. BURSELL
1036 HANKS STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 06/28/01, at 3:14 p.m.
In Vol. M01 Page 31279
Linda Smith,
County Clerk Fee \$ 21.00